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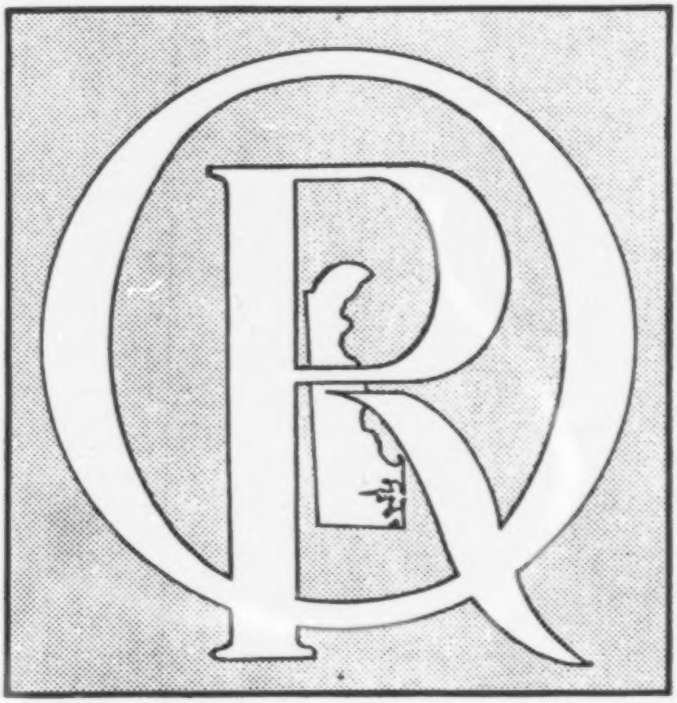
THIRD QUARTER, 1984

QUARTERLY REVIEW



HOUSING PRODUCTION IN DELAWARE

STATE OF DELAWARE
DEPARTMENT OF COMMUNITY AFFAIRS
DIVISION OF HOUSING AND COMMUNITY DEVELOPMENT
AND
DELAWARE STATE HOUSING AUTHORITY

The cooperation of local building permit offices in supplying data for this report is gratefully acknowledged.

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QUARTERLY REVIEW
OF
HOUSING PRODUCTION
IN
DELAWARE

THIRD QUARTER, 1984

BY: Gail A. Brown
Housing Specialist
Division of Housing and
Community Development
18 The Green, P.O. Box 1401
Dover, Delaware 19903

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FOREWORD

With a healthy third quarter infusion of multi-family construction, on-site housing production in Delaware appears headed for its best year in a decade. If the pace for the final quarter is the same as last year, figures will show a 10 per cent improvement over 1983.

That means 1984 production would exceed the 4,898 units recorded in 1977, and be the highest total since the record year of 1973 when Delaware's housing total reached 9,646 units. Incidently, the last quarter reached the highest third quarter total since 1973. Compared to 1984's second quarter, multi-family starts more than tripled. Most of this activity was in New Castle County, but Kent County also had nearly double from the previous quarter.

Sussex County's on-site production of both single-family and multi-family units dropped off a bit from the second quarter reflecting the effect of construction moratoriums in the eastern part of the country.

Robert S. Moyer
ROBERT S. MOYER
State Director of Housing

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INTRODUCTION

This report presents housing activity in Delaware for the third quarter of 1984. Included are data on the number of new housing units authorized by building permit, construction costs, the number of mobile and manufactured homes, details on unit composition as well as data on rehabilitated housing units and residential demolitions.

Information herein relates only to new housing units intended for occupancy on a housekeeping basis. The figures are actual totals accumulated from authorized building permits recorded by various jurisdictions and compiled by the Delaware State Housing Authority. Excluded from the data are hotels, motels and other group residential structures, as well as seasonal units. However, to keep track of total housing construction in Delaware, the Delaware State Housing Authority is now counting new housing units initially intended as a second home but which are being constructed for eventual conversion to a year-round retirement home. During the third quarter, 1984, 72 additional units began construction which are presently classified as seasonal housing structures. There is no profile data on these type units in the Quarterly Review.

Although the data relates to permit issuance rather than actual housing starts, permits are prompt, accurate indicators of construction activity. The United States Bureau of Census states that approximately 98-99 percent of all authorized construction is eventually undertaken. So, for simplification, permit issuance is expressed as "starts".

Building Permit Jurisdictions

New Castle and Kent County's building permit systems cover all unincorporated areas within their respective boundaries plus those areas without permit systems. Those towns and municipalities having permit laws are counted as separate entries within their counties. An exception is the Town of Milford which straddles the borders of Kent and Sussex Counties. Therefore, Milford's data is counted in the county containing the building activity.

Sussex County includes all municipalities in its building permit system, so it is necessary to adjust the total in order to avoid double-counting.

Definitions

Housing Unit - defined for the purpose of this report, a housing unit consists of a room or group of rooms intended for occupancy as separate year-round living quarters by a family, group of unrelated people living together or a person living alone.

In accordance with this definition, each apartment unit in an apartment building is counted as one housing unit. Migratory, seasonal and vacation housing have been omitted.

Single Family Unit - One family free-standing home and townhouses or row houses intended to be sold.

Multi-Family Units - a building occupied by more than one family all sharing a common area of land (i.e. condominiums, apartments and townhouses intended to be rented).

Substantial Rehabilitation - Additions and alterations containing three of the following four elements constitute substantial rehabilitation: electrical, heating, plumbing or structural work. Chart 7 presents enumeration on substantial rehabilitation as taken from building permits.

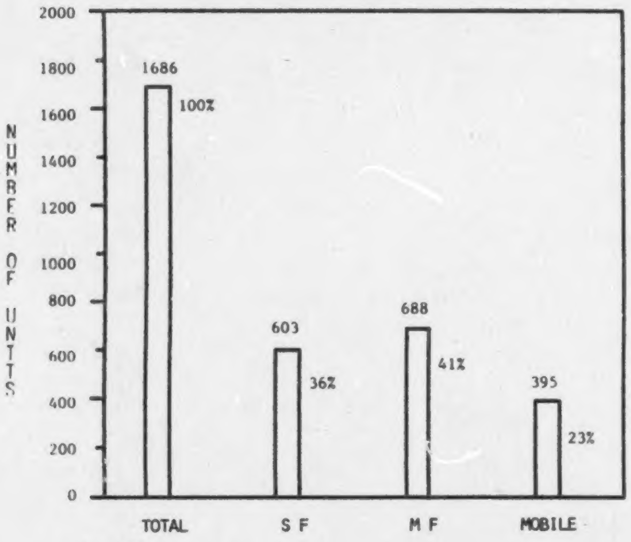
HOUSING PRODUCTION THIRD QUARTER, 1984

STATEWIDE

A total of 1,686 new housing units were produced in Delaware during July, August and September, a 29% increase over new units produced during the last quarter, and is attributable to the near record level number of multi-family starts this quarter. Production this quarter also surpasses activity generated one year ago this time by 11%.

Single family housing starts and new mobile home sales dropped by 83 and 23 units respectively this quarter over last, but multi-family unit starts more than tripled units begun in the previous three-month period.

Fig. 1
3rd Quarter, 1984
Housing Production



Category

Nearly half of the State's single family activity and three quarters of all multi-family new units this quarter were recorded in New Castle County. Delaware's central county, Kent, continued to receive the largest segment, 58%, of all new mobile homes titled this quarter.

Of the 603 single family units started this period, 44 were specifically identified on the building permits as manufactured homes. The majority were assembled by Nanticoke Homes with nearly half placed in unincorporated areas of Kent County.

COUNTY DATA

Total on-site activity in New Castle County (795) is the best this quarter in two years. Starts more than doubled this quarter over last, and are 75% higher than units started this time last year. This increased activity is due to the commencement of 499 new multi-family units, primarily apartment rentals at The Elms, near Newark, and the Village of Canterbury off Rt. 7. Single family on-site construction dropped 9% this quarter from the second quarter and is also down 24% from new housing starts counted in 1983's third quarter. Practically all this building took place in on-going subdivisions in unincorporated county areas.

Kent County continued its housing growth this quarter with 229 on-site unit starts, a 12% rise over last quarter's tally and exceeding starts one year ago this time by 70%. The 126 single family starts dropped 26 units this period over last, but passed last year's third quarter activity by 21 units. Townhouse construction in the City of Dover dominates new single family construction this quarter in Kent County.

Significant multi-family activity also occurred here with 103 units this time, nearly double similar activity last quarter and more than triple the 30 multi-family units reported this time last year. A 50-unit rental project for low income elderly persons in Dover, Luther Towers II, and another phase of General's Green rental apartments near Dover constitute most of this multi-family housing growth.

On-site housing construction declined again this quarter in Sussex County with just 267 units and is the lowest level of production over the past 18 months. Starts there were 12% below last quarter's count and just a little better than half activity recorded for the third quarter of 1983. Both single (181) and multi-family (86) units fell 13% and 11% respectively from the previous three-month period. The majority of single family housing starts this quarter were begun in unincorporated areas of the county due to continuances of construction moratoriums in several coastal cities. Multi-family activity was nearly equally split between condominiums outside town limits and a 40-unit rental development in Seaford being financed by the Farmers Home Administration.

MOBILE HOME ACTIVITY

The State's Division of Motor Vehicles reports new mobile homes titled during July, August and September totalled 395, a slight 6% drop from sales during the preceding three months. Sales this quarter are also 10% below mobile homes titled in 1983's third quarter. Most (230) of these mobile homes were registered in Kent County and comprise one-half of total housing production there this quarter.

New mobile homes titled in New Castle County this quarter tallied 7, a 2 unit drop from last quarter, while sales in Sussex County rose to 158, a 27 unit increase, this quarter over last. Data for the past year by county and quarter is included in Housing Data Charts 1 A, B and C.

CONSTRUCTION COSTS

Reported from building permits; costs of land, architectural services, engineering, financing and other professional fees are not included.

TOTAL COSTS

The 1,291 units of on-site housing construction started this quarter generated a total permit value construction cost of $48,604,748, a near $10 million increase over the $38,626,254 recorded last quarter for 893 new housing units. Statewide single family total costs for the 603 units this quarter amounted to $26,275,358. The 688 multi-family units started this quarter are permit valued at $22,329,390 in total construction costs.

Compared to housing construction dollars generated one year ago, this quarter's total on-site costs are 13% better than the $43,094,410 recorded for 1983's third quarter. Total construction costs by county and unit types for this quarter, as compared to last quarter and the comparable third quarter, 1983 are shown in Table I.

TABLE I

Single Family Production

COUNTY	3rd Qtr. 1984	2nd Qtr. 1984	3rd Qtr. 1983
New Castle	$11,901,004	$14,650,470	$13,019,305
Kent	5,124,020	6,271,945	4,479,602
Sussex	9,250,334	10,299,261	12,191,903

Multi-Family Production

COUNTY	3rd Qtr. 1984	2nd Qtr. 1984	3rd Qtr. 1983
New Castle	$15,435,320	$ 2,051,950	$ 4,096,000
Kent	2,699,820	938,000	750,000
Sussex	4,194,250	4,414,628	8,557,600

AVERAGE COSTS

Statewide average housing construction costs this quarter for both single and multi-family on-site units decreased 13% to $37,649 from last quarter and dropped 69% from average unit costs recorded one year ago this time. The decrease this quarter is realized in both single and multi-family family unit costs. The average construction cost for a single family unit this quarter is $43,574, $1,939 less than costs per unit last quarter, but $3,613 higher per unit than 1983's third quarter records. The statewide per-unit construction cost of a multi-family apartment this quarter is $32,456, down $3,315 from costs reported last quarter and $7,200 below costs reported in the third quarter last year.

New average single family construction costs were lowest in New Castle County this quarter with an average of $40,206 per unit, a 10% drop from last quarter, but a 20% increase over like costs one year ago. The highest cost per single family unit this quarter is $51,107 in Sussex County, up 3% from last quarter and 5% more than comparable costs this time last year. The average cost for a new single family home in Kent County decreased only 1% to $40,667 from second quarter, 1984 costs and is 5% lower than per unit costs reported for the third quarter last year.

Average construction costs this quarter by housing unit type and county as compared to last quarter and 1983's third quarter are shown in Table II below.

TABLE II

Single Family Units

COUNTY	3rd Qtr. 1984	2nd Qtr. 1984	3rd Qtr. 1983
New Castle	$40,206	$44,803	$33,555
Kent	40,667	41,263	42,663
Sussex	51,107	49,755	48,768

Multi-Family Units

COUNTY	3rd Qtr. 1984	2nd Qtr. 1984	3rd Qtr. 1983
New Castle	$30,933	$35,378	$61,134
Kent	26,212	18,038	25,000
Sussex	48,770	45,512	35,509

UNIT PROFILE

Housing data charts 4, 5 and 6 detail statistics gathered from building permits with regard to the planned number of bedrooms, square feet of living space and the type of heat selected per unit.

Of the 1,291 new housing units for which construction started during the third quarter, 1984, the majority (30%) were again for single family home designed with three bedrooms. The two-bedroom single family home demand slid further behind with 113 units representing 9% of total activity this quarter. A one-bedroom floor plan was the most popular for a new rental apartment (multi-family unit) this quarter. The breakdowns of bedroom mix per unit type this quarter compared to one year earlier are shown in Table III below:

TABLE III

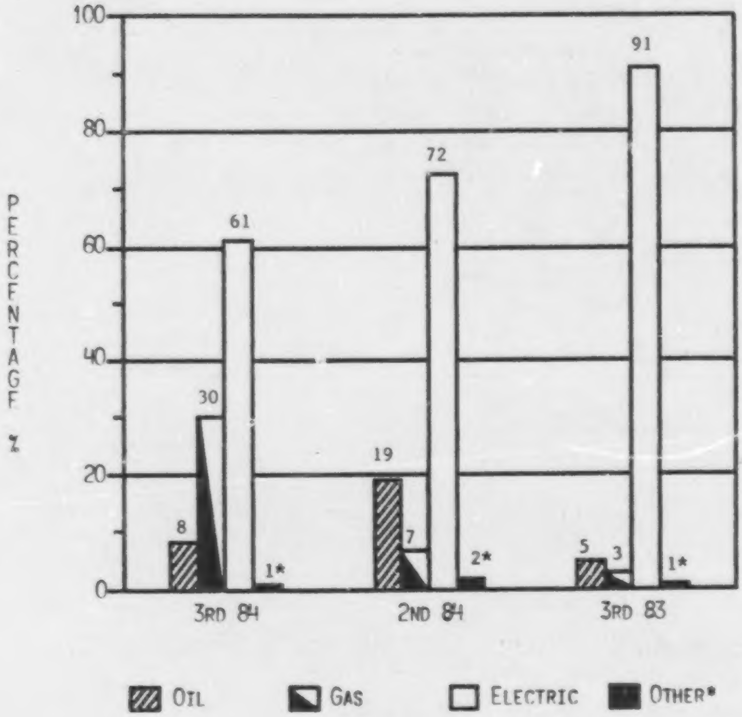
# Bedrooms	Single Family 1984 3rd Qtr.	Single Family 1983 3rd Qtr.	Multi-Family 1984 3rd Qtr.	Multi-Family 1983 3rd Qtr.
1	1%	3%	49%	19%
2	19%	35%	42%	57%
3	64%	46%	8%	24%
4+	16%	16%	1%	0%

The mid-sized unit--between 1,000 and 1,500 square feet--carried the lead in per unit living space preference with 44% of the 1,291 on-site new units. More than half these mid-sized units were preferred by New Castle Countians. The majority of new units in Kent County this period are smaller (less than 1,000 square feet) while 52% of new housing units begun in Sussex County this quarter will be mid-sized. More than half the 323 larger units counted this quarter are in New Castle County.

The distribution of heating sources for on-site residential construction this quarter, compared to last quarter and the comparable third quarter of 1983 is shown in Figure 2 on the following page.

Electric heat (primarily via a heat pump) continued to be the most favored heat source in Delaware this quarter with 61%. However, for the third consecutive three-month period this figure has dropped. Gas consumption accounted for 30% of the on-site units produced this quarter and is attributed to a large apartment complex in New Castle County that will be heated by propane gas.

3RD QTR., 1984 FUEL COMPARISON



Of the 104 new homes to be heated by oil, nearly half are in Sussex County. Eighty eight (88%) percent of gas-heated new units this quarter are in New Castle County, but electric heat remains the dominant source of heat in each Delaware County.

In summary, the typical new housing unit begun over the summer in Delaware was a three-bedroom, mid-sized, single family home heated with an electric heat pump.

REHABILITATED HOUSING

Home modifications or improvements for which permits have been issued range from adding a bathroom, bedroom or family room to substantial rehabilitation of a unit. Alterations and additions to existing housing units in Delaware this quarter totalled 269 at a total cost of $4,962,000 averaging $18,446 per unit.

Housing renovation work this quarter decreased 8% compared to last quarter, but is 97 units more than recorded one year ago. The average unit costs this quarter compared to last increased $1,120 per home, and Delawareans are now spending $7,184 more per unit than average renovation/modification costs this quarter last year. The majority of home improvements this quarter again occurred in New Castle County in the City of Wilmington due to the Wilmington Housing Authority's continued rehabilitation of a significant number of the units recorded there this quarter. Numerous communities in Kent and Sussex Counties continue using Community Development Block Grant funds to finance housing rehabilitation work in their jurisdictions.

FEDERAL ASSISTANCE

Federal assistance in the form of direct loans, subsidies, mortgage insurance or mortgage guarantees for newly constructed homes in Delaware during 1984's third quarter was extended to 45 units, 33 more homes than last quarter and nearly double the number of insured units this time a year earlier. Most of the units (37) are receiving construction loans from the U.S. Farmers Home Administration, and the majority of those (28) are in Sussex County. Of the remaining 8 insured loans, 7 are by the Federal Housing Administration and only one was extended by the Veterans Administration.

NATIONAL HOUSING PICTURE

National housing starts by the end of September, 1984 reached a new seasonally adjusted annual rate of 1,676,000 units, a rebound of 8.9% over figures reported the end of August, but is .2% off from the September, 1983 rate. Multifamily starts in September rose 9.9% nationally, and single family new units increased by 8.3% over the previous month's activity. The U. S. Department of Commerce reported:"With the exception of March, the pace of new housing construction was exceptionally strong in early months of 1984. Starts began to turn sluggish at mid-year as mortgage rates moved upward." National economists predict housing starts will remain in the current annual rate range for the foreseeable future with the expectation of no improvement in interest rates for a while.

APPENDIX A

HOUSING DATA CHARTS

1 - 8

NEW CASTLE COUNTY

CHART 1-A: ON-SITE PERMITS ISSUED AND MOBILE HOME SALES

LOCATION	STRUCTURE	3rd QTR.	4th QTR.	1983 TOTAL	1984 1st QTR.	2nd QTR.	3rd QTR.	YEAR TO DATE
Bellefonte	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
Elsmere	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
New Castle	S-F	0	0	0	3	3	0	6
	M-F	0	0	5	0	0	0	0
Newark	S-F	10	8	20	17	15	15	47
	M-F	0	0	50	0	0	16	16
Newport	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
Odessa	S-F	0	0	0	-	-	-	-
	M-F	0	0	0	-	-	-	-
Wilmington	S-F	11	11	41	19	6	8	33
	M-F	0	0	0	0	43	15	58
New Castle Co. Balance	S-F	367	317	1,257	290	303	273	866
	M-F	67	69	180	11	15	468	494
New Castle Co. Total On-Site Activity	S-F	388	336	1,318	329	327	296	952
	M-F	67	69	235	11	58	499	568
	Total	455	405	1,553	340	385	795	1,520
County Mobile Home Sales		25	7	92	2	9	7	18
TOTAL COUNTY PRODUCTION		480	412	1,645	342	394	802	1,538

KENT COUNTY

CHART 1-B: ON-SITE PERMITS ISSUED AND MOBILE HOME SALES

LOCATION	STRUCTURE	3rd QTR.	4th QTR.	1983 TOTAL	1984 1st QTR.	2nd QTR.	3rd QTR.	YEAR TO DATE
Camden	S-F	0	0	0	0	0	1	1
	M-F	0	0	0	0	0	0	0
Dover	S-F	45	62	194	22	89	67	178
	M-F	0	0	0	0	0	50	50
Harrington	S-F	1	0	2	0	2	1	3
	M-F	0	0	0	0	0	0	0
Milford (K)	S-F	1	0	2	0	0	0	0
	M-F	0	0	0	0	0	5	5
Smyrna	S-F	8	3	20	6	3	4	13
	M-F	0	0	21	0	10	0	10
Kent County Balance	S-F	50	28	157	46	58	53	157
	M-F	30	0	30	30	42	48	120
Kent County Total On-Site Activity	S-F	105	93	375	74	152	126	352
	M-F	30	0	51	30	52	103	185
	Total	135	93	426	104	204	229	537
County Mobile Home Sales		197	208	695	184	278	230	692
TOTAL COUNTY PRODUCTION		332	301	1,121	288	482	459	1,229

SUSSEX COUNTY

CHART 1-C: ON-SITE PERMITS ISSUED
AND MOBILE HOME SALES

LOCATION	STRUCTURE	3rd QTR.	4th QTR.	1983 TOTAL	1984 1st QTR.	2nd QTR.	3rd QTR.	YEAR TO DATE
Bethany	S-F	34	45	175	-	62	47	109
	M-F	0	0	0	-	0	0	0
Bethel	S-F	1	0	2	0	0	0	0
	M-F	0	0	0	0	0	0	0
Blades	S-F	0	0	0	2	0	0	2
	M-F	0	0	0	0	0	0	0
Bridgeville	S-F	1	0	1	0	0	0	0
	M-F	0	0	0	0	0	0	0
Dagsboro	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
Delmar	S-F	0	0	1	0	0	0	0
	M-F	0	0	0	0	0	0	0
Dewey Beach	S-F	28	2	30	0	0	0	0
	M-F	0	0	10	0	0	0	0
Fenwick Island	S-F	1	1	3	4	0	0	4
	M-F	0	0	0	0	0	0	0
Georgetown	S-F	3	0	5	0	2	3	5
	M-F	0	0	0	0	0	0	0
Greenwood	S-F	0	0	0	0	0	0	0
	M-F	0	6	6	0	0	0	0
Henlopen Acres	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
Laurel	S-F	0	2	5	1	0	0	1
	M-F	0	0	0	0	0	0	0
Lewes	S-F	43	86	132	2	0	4	6
	M-F	13	0	13	0	0	0	0
Milford (S)	S-F	4	2	10	3	2	1	6
	M-F	0	0	0	0	4	0	4
Millsboro	S-F	0	1	2	2	1	1	4
	M-F	0	0	0	0	0	0	0
Milton	S-F	0	0	2	0	1	0	1
	M-F	0	0	0	0	0	0	0
Ocean View	S-F	6	5	15	2	7	5	14
	M-F	0	0	0	0	0	0	0
Rehoboth	S-F	1	0	9	0	0	1	1
	M-F	0	0	0	0	0	0	0
Seaford	S-F	2	0	3	4	2	3	9
	M-F	0	0	0	0	4	40	44
Selbyville	S-F	1	1	4	2	2	1	5
	M-F	0	30	30	0	0	0	0
Slaughter Beach	S-F	-	-	-	-	-	-	-
	M-F	-	-	-	-	-	-	-
South Bethany	S-F	-	39	39	27	19	7	53
	M-F	-	0	0	0	0	0	0
Sussex County Balance	S-F	125	47	415	148	109	108	365
	M-F	228	6	400	229	89	46	364
Sussex County Total On-Site Activity	S-F	250	231	856	195	207	181	583
	M-F	241	42	459	229	97	86	412
	Total	491	273	1,315	424	304	267	995
County Mobile Home Sales		215	178	738	82	131	158	371
TOTAL COUNTY PRODUCTION		706	451	2,053	506	435	425	1,366
STATEWIDE HOUSING PRODUCTION	S-F	743	660	2,549	598	686	603	1,887
	M-F	338	111	745	270	207	688	1,165
	Total	1,081	771	3,294	868	893	1,291	3,052
	M-H	437	393	1,525	268	418	395	1,081
	TOTAL	1,518	1,164	4,819	1,136	1,311	1,686	4,133

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CHART 2-A: TOTAL COST ON-SITE CONSTRUCTION
(REPORTED FROM PERMITS)

NEW CASTLE COUNTY

LOCATION	STRUCTURE	3rd QTR.	4th QTR.	1983 TOTAL	1984 1st QTR.	2nd QTR.	3rd QTR.	YEAR TO DATE
Bellefonte	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
Elsmere	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
New Castle	S-F	0	0	0	190,000	300,000	0	490,000
	M-F	0	0	250,000	0	0	0	0
Newark	S-F	268,400	184,702	555,102	492,000	305,000	665,357	1,462,357
	M-F	0	0	1,075,557	0	0	463,732	0
Newport	S-F	-	0	0	0	0	0	0
	M-F	-	0	0	0	0	0	0
Odessa	S-F	-	0	0	-	-	-	-
	M-F	-	0	0	-	-	-	-
Wilmington	S-F	643,000	395,000	1,718,000	680,000	250,000	343,000	1,273,000
	M-F	0	0	0	0	1,500,000	500,000	2,000,000
New Castle Co. Balance	S-F	12,107,905	11,560,881	43,231,546	8,963,948	13,795,470	10,892,647	33,652,065
	M-F	4,096,000	3,547,000	8,703,000	715,000	551,950	14,471,588	15,738,538
New Castle Co. TOTAL	S-F	13,019,305	12,140,583	45,504,648	10,325,948	14,650,470	11,901,004	36,877,422
	M-F	4,096,000	3,547,000	10,028,557	715,000	2,051,950	15,435,320	18,202,270
	TOTAL	17,115,305	15,687,583	55,533,205	11,040,948	16,702,420	27,336,324	55,079,692

CHART 2-B: TOTAL COST ON-SITE CONSTRUCTION
(REPORTED FROM PERMITS)

KENT COUNTY

LOCATION	STRUCTURE	3rd QTR.	4th QTR.	1983 TOTAL	1984 1st QTR.	2nd QTR.	3rd QTR.	YEAR TO DATE
Camden	S-F	0	0	0	0	0	40,265	40,265
	M-F	0	0	0	0	0	0	0
Dover	S-F	1,747,179	1,789,000	6,023,179	646,000	2,815,000	2,146,600	5,607,600
	M-F	0	0	0	0	0	1,600,000	1,600,000
Harrington	S-F	35,000	0	68,500	0	74,300	35,000	109,300
	M-F	0	0	0	0	0	0	0
Milford (K)	S-F	35,000	0	69,000	0	0	0	0
	M-F	0	0	0	0	0	175,000	175,000
Smyrna	S-F	182,520	208,040	913,680	233,060	145,263	122,090	500,413
	M-F	0	0	749,000	0	200,000	0	200,000
Kent County Balance	S-F	2,479,903	1,518,925	7,959,815	2,374,251	2,237,382	2,780,065	7,391,698
	M-F	750,000	0	750,000	564,000	738,000	924,820	2,226,820
Kent County TOTAL	S-F	4,479,602	3,515,965	15,034,174	3,253,311	6,271,945	5,124,020	14,649,276
	M-F	750,000	0	1,499,000	564,000	938,000	2,699,820	4,201,820
	TOTAL	5,229,602	3,515,965	16,533,174	3,817,311	7,209,945	7,823,840	18,851,096

CHART 2-C: TOTAL COST ON-SITE CONSTRUCTION
(REPORTED FROM PERMITS)

SUSSEX COUNTY

LOCATION	STRUCTURE	3rd QTR.	4th QTR.	1983 TOTAL	1984 1st QTR.	2nd QTR.	3rd QTR.	1984 TO DATE
Bethany	S-F	1,689,000	2,116,911	8,374,128	-	2,660,466	2,288,336	4,948,802
	M-F	0	0	0	-	0	0	0
Bethel	S-F	36,900	0	71,900	0	0	0	0
	M-F	0	0	0	0	0	0	0
Blades	S-F	0	0	48,010	0	0	0	0
	M-F	0	0	0	0	0	0	0
Bridgeville	S-F	65,000	0	65,000	0	0	0	0
	M-F	0	0	0	0	0	0	0
Dagsboro	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
Delmar	S-F	0	0	35,000	0	0	0	0
	M-F	0	0	0	0	0	0	0
Dewey Beach	S-F	980,000	97,000	1,077,000	0	0	0	0
	M-F	0	0	103,000	0	0	0	0
Fenwick Island	S-F	58,750	48,500	153,250	256,000	0	0	256,000
	M-F	0	0	0	0	0	0	0
Georgetown	S-F	109,000	0	191,900	0	91,000	108,000	199,000
	M-F	0	0	0	0	0	0	0
Greenwood	S-F	0	0	0	0	0	0	0
	M-F	0	140,000	140,000	0	0	0	0
Henlopen Acres	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
Laurel	S-F	0	162,410	263,310	33,600	0	0	0
	M-F	0	0	0	0	0	0	0
Lewes	S-F	2,491,485	4,180,600	6,831,435	80,000	0	209,106	289,106
	M-F	330,000	0	330,000	0	0	0	0
Milford (S)	S-F	136,000	67,000	387,500	231,225	119,800	65,000	416,025
	M-F	0	0	0	0	80,000	0	0
Millsboro	S-F	0	83,000	125,559	83,000	34,750	69,000	186,750
	M-F	0	0	0	0	0	0	0
Milton	S-F	0	0	103,000	0	30,000	0	30,000
	M-F	0	0	0	0	0	0	0
Ocean View	S-F	324,185	224,000	782,200	96,000	292,900	219,500	608,400
	M-F	0	0	0	0	0	0	0
Rehoboth	S-F	92,675	0	530,585	0	0	80,000	80,000
	M-F	0	0	0	0	0	0	0
Seaford	S-F	91,000	0	116,000	169,955	83,979	193,719	447,653
	M-F	0	0	0	0	75,000	1,262,500	1,337,500
Selbyville	S-F	54,635	85,000	257,235	110,400	85,000	31,000	226,400
	M-F	0	775,600	775,600	0	0	0	0
Slaughter Beach	S-F	-	-	-	-	-	-	-
	M-F	-	-	-	-	-	-	-
South Bethany	S-F	-	2,079,350	2,079,350	1,589,177	1,294,850	478,350	2,884,027
	M-F	-	0	0	0	0	0	0
Sussex County Balance	S-F	6,063,273	3,482,277	21,374,789	6,769,239	5,606,516	5,508,323	17,884,078
	M-F	8,277,600	400,000	14,100,272	9,598,360	4,259,628	2,931,750	16,789,738
Sussex County TOTAL	S-F	12,191,903	12,626,048	43,771,526	9,418,596	10,295,261	9,250,334	28,968,191
	M-F	8,557,600	1,315,600	15,448,872	9,598,360	4,414,628	4,194,250	18,207,238
	TOTAL	20,749,503	13,914,648	58,220,398	19,016,956	14,713,889	13,444,584	47,175,429
STATEWIDE	S-F	29,690,810	28,282,596	103,310,348	22,997,855	31,221,676	26,275,358	80,494,889
	M-F	13,403,600	4,862,600	26,976,429	10,877,360	7,404,578	22,329,390	40,611,328
	TOTAL	43,094,410	33,145,196	130,286,777	33,875,215	38,626,254	48,604,748	121,106,217

CHART 3-A: AVERAGE COST-ON SITE CONSTRUCTION
(REPORTED FROM PERMITS)
NEW CASTLE COUNTY

LOCATION	STRUCTURE	3rd QTR.	4th QTR.	1983 TOTAL	1984 1st QTR	2nd QTR.	3rd QTR.	YEAR TO DATE
Bellefonte	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
Elsmere	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
New Castle	S-F	0	0	0	63,333	100,000	0	81,667
	M-F	0	0	50,000	0	0	0	0
Newark	S-F	26,840	23,088	27,755	28,941	20,333	44,357	31,114
	M-F	0	0	21,511	0	0	28,983	28,983
Newport	S-F	-	0	0	0	0	0	0
	M-F	-	0	0	0	0	0	0
Odessa	S-F	-	0	0	-	-	-	-
	M-F	-	0	0	-	-	-	-
Wilmington	S-F	58,455	35,909	41,902	35,789	41,667	42,875	38,576
	M-F	0	0	0	0	34,884	33,333	34,483
New Castle Co. Balance	S-F	32,992	36,470	34,393	30,910	45,530	39,900	38,859
	M-F	61,134	51,406	48,350	65,000	36,797	30,922	31,859
New Castle Co. TOTAL	S-F	33,555	36,133	34,526	31,386	44,803	40,206	38,737
	M-F	61,134	51,406	42,675	65,000	35,378	30,933	32,046
	TOTAL	37,617	38,735	35,759	32,473	43,383	34,385	36,237

CHART 3-B: AVERAGE ON-SITE CONSTRUCTION
(REPORTED FROM PERMITS)
KENT COUNTY

LOCATION	STRUCTURE	3rd QTR.	4th QTR.	1983 TOTAL	1984 1st QTR.	2nd QTR.	3rd QTR.	YEAR TO DATE
Camden	S-F	0	0	0	0	0	40,265	40,265
	M-F	0	0	0	0	0	0	0
Dover	S-F	38,826	28,855	31,047	29,634	31,629	32,039	31,503
	M-F	0	0	0	0	0	32,000	32,000
Harrington	S-F	35,000	0	34,250	0	37,150	35,000	36,433
	M-F	0	0	0	0	0	0	0
Milford (K)	S-F	35,000	0	34,500	0	0	0	0
	M-F	0	0	0	0	0	35,000	35,000
Smyrna	S-F	22,815	69,347	45,684	38,843	48,421	30,523	38,493
	M-F	0	0	35,667	0	20,000	0	20,000
Kent County Balance	S-F	49,598	54,247	50,699	51,614	55,817	52,454	47,081
	M-F	25,000	0	25,000	18,800	17,571	19,267	18,557
Kent County TOTAL	S-F	42,663	37,807	40,091	43,964	41,263	40,667	41,617
	M-F	25,000	0	29,392	18,800	18,038	26,212	22,713
	TOTAL	38,738	37,807	38,810	36,705	35,343	34,165	35,104

CHART 3-C: AVERAGE COST ON-SITE CONSTRUCTION
(REPORTED FROM PERMITS)
SUSSEX COUNTY

LOCATION	STRUCTURE	3rd QTR.	4th QTR.	1983 TOTAL	1984 1st QTR.	2nd QTR.	3rd QTR.	YEAR TO DATE
Bethany	S-F	49,676	47,042	47,852	-	42,911	48,688	45,402
	M-F	0	0	0	-	-	0	0
Bethel	S-F	36,900	0	35,950	0	0	0	0
	M-F	0	0	0	0	0	0	0
Blades	S-F	0	0	24,005	0	0	0	0
	M-F	0	0	0	0	0	0	0
Bridgeville	S-F	65,000	0	65,000	0	0	0	0
	M-F	0	0	0	0	0	0	0
Dagsboro	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
Delmar	S-F	0	0	35,000	0	0	0	0
	M-F	0	0	0	0	0	0	0
Dewey Beach	S-F	44,091	48,500	35,900	0	0	0	0
	M-F	0	0	10,300	0	0	0	0
Fenwick Island	S-F	58,750	48,500	51,083	64,000	0	0	64,000
	M-F	0	0	0	0	0	0	0
Georgetown	S-F	36,333	0	38,380	0	45,500	36,000	39,800
	M-F	0	0	0	0	0	0	0
Greenwood	S-F	0	0	0	0	0	0	0
	M-F	0	23,333	23,333	0	0	0	0
Henlopen Acres	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
Laurel	S-F	0	81,205	52,662	33,600	0	0	33,600
	M-F	0	0	0	0	0	0	0
Lewes	S-F	57,942	48,612	51,753	40,000	0	52,277	48,184
	M-F	25,385	0	25,385	0	0	0	0
Milford (S)	S-F	34,000	33,500	38,750	77,075	59,900	65,000	69,338
	M-F	0	0	0	0	20,000	0	20,000
Millsboro	S-F	0	83,000	62,799	41,500	34,750	69,000	49,688
	M-F	0	0	0	0	0	0	0
Milton	S-F	0	0	51,500	0	30,000	0	30,000
	M-F	0	0	0	0	0	0	0
Ocean View	S-F	54,031	44,800	48,887	48,000	41,843	43,900	43,457
	M-F	0	0	0	0	0	0	0
Rehoboth	S-F	92,675	0	58,954	0	0	80,000	80,000
	M-F	0	0	0	0	0	0	0
Seaford	S-F	45,500	0	38,667	42,489	41,989	64,573	49,739
	M-F	0	0	0	0	18,750	31,563	30,398
Selbyville	S-F	54,635	85,000	64,309	55,200	42,500	31,000	45,280
	M-F	0	25,853	25,853	0	0	0	0
Slaughter Beach	S-F	-	-	-	-	-	-	-
	M-F	-	-	-	-	-	-	-
South Bethany	S-F	-	53,317	53,317	58,858	68,150	68,336	54,416
	M-F	-	0	0	0	0	0	0
Sussex County Balance	S-F	48,506	74,091	51,506	45,738	51,436	51,003	48,997
	M-F	36,086	66,667	35,251	41,914	47,861	63,734	46,126
Sussex County TOTAL	S-F	48,768	54,658	51,135	48,300	49,755	51,107	49,688
	M-F	35,509	31,324	33,658	41,914	45,512	48,770	44,192
	TOTAL	42,260	51,068	44,274	44,851	48,401	50,354	47,412
STATEWIDE	S-F	39,961	42,852	40,852	38,458	45,513	43,574	42,658
	M-F	39,656	43,807	36,210	40,287	35,771	32,456	34,860
	TOTAL	39,865	42,990	39,553	39,027	43,254	37,649	39,681

CHART: 4A: NUMBER OF BEDROOMS IN NEW HOUSING UNITS

LOCATION	3rd QUARTER 1983								1983 TOTAL							
	1 BR		2 BR		3 BR		4 BR		1 BR		2 BR		3 BR		4 BR	
	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF
NEW CASTLE																
Bellefonte	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Elsmere	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
New Castle	0	0	0	0	0	0	0	0	0	0	0	3	0	2	0	0
Newark	0	0	8	0	1	0	1	0	0	25	8	25	5	0	7	0
Newport	-	-	-	-	-	-	-	-	0	0	0	0	0	0	0	0
Odessa	-	-	-	-	-	-	-	-	0	0	0	0	0	0	0	0
Wilmington	0	0	9	0	2	0	0	0	0	0	10	0	30	0	1	0
County Balance	2	10	149	52	127	5	89	0	2	36	341	138	543	6	371	0
COUNTY TOTAL	2	10	166	52	130	5	90	0	2	61	359	166	578	8	379	0
KENT																
Camden	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dover	0	0	10	0	29	0	6	0	0	0	79	0	89	0	26	0
Harrington	0	0	0	0	1	0	0	0	0	0	0	0	2	0	0	0
Milford (K)	0	0	0	0	1	0	0	0	0	0	0	0	2	0	0	0
Smyrna	0	0	2	0	6	0	0	0	0	0	2	12	16	6	2	3
County Balance	1	24	8	6	37	0	4	0	5	24	23	6	115	0	14	0
COUNTY TOTAL	1	24	20	6	74	0	10	0	5	24	104	18	224	6	42	3
SUSSEX																
Bethany	0	0	9	0	20	0	5	0	1	0	39	0	103	0	32	0
Bethel	0	0	0	0	1	0	0	0	0	0	0	0	2	0	0	0
Blades	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0
Bridgeville	0	0	0	0	1	0	0	0	0	0	0	0	1	0	0	0
Dagsboro	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Delmar	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0
Dewey Beach	17	0	5	0	6	0	0	0	17	6	6	4	7	0	0	0
Fenwick Island	0	0	0	0	1	0	0	0	1	0	0	0	1	0	1	0
Georgetown	0	0	0	0	3	0	0	0	0	0	0	0	5	0	0	0
Greenwood	0	0	0	0	0	0	0	0	0	6	0	0	0	0	0	0
Henlopen Acres	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Laurel	0	0	0	0	0	0	0	0	0	0	0	0	5	0	0	0
Lewes	3	0	35	13	4	0	1	0	4	0	120	13	5	0	3	0
Milford (S)	0	0	0	0	4	0	0	0	0	0	1	0	8	0	1	0
Millsboro	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0
Milton	0	0	0	0	0	0	0	0	0	0	1	0	1	0	0	0
Ocean View	0	0	3	0	2	0	1	0	0	0	5	0	9	0	1	0
Rehoboth	0	0	0	0	1	0	0	0	3	0	0	0	6	0	0	0
Seaford	0	0	1	0	0	0	1	0	0	0	1	0	1	0	1	0
Selbyville	0	0	0	0	1	0	0	0	0	10	0	20	4	0	0	0
Slaughter Beach	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
South Bethany	-	-	-	-	-	-	-	-	0	0	0	0	35	0	4	0
County Balance	0	30	23	123	93	75	8	0	1	56	165	183	229	161	21	6
COUNTY TOTAL	20	30	76	136	138	75	16	0	27	72	338	220	427	161	64	6
STATEWIDE TOTAL	23	64	262	194	342	80	116	0	34	157	801	404	1,229	175	485	9

CHART 4B: NUMBER OF BEDROOMS IN NEW HOUSING UNITS

LOCATION	3rd QUARTER 1984								1984 TO DATE							
	1 BR		2 BR		3 BR		4 BR		1 BR		2 BR		3 BR		4 BR	
	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF
NEW CASTLE																
Bellefonte	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Elsmere	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
New Castle	0	0	0	0	0	0	0	0	0	0	0	0	6	0	0	0
Newark	0	8	1	8	9	0	5	0	0	8	9	8	33	0	5	0
Newport	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Odessa	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Wilmington	0	15	0	0	8	0	0	0	0	33	10	25	23	0	0	0
County Balance	1	201	42	240	159	27	71	0	1	201	156	266	444	27	265	0
COUNTY TOTAL	1	224	43	248	176	27	76	0	1	242	175	299	506	27	270	0
KENT																
Camden	0	0	1	0	0	0	0	0	0	0	1	0	0	0	0	0
Dover	0	50	22	0	43	0	2	0	0	50	86	0	80	0	12	0
Harrington	0	0	0	0	1	0	0	0	0	0	1	0	2	0	0	0
Milford (K)	0	0	0	3	0	2	0	0	0	0	0	3	0	2	0	0
Smyrna	0	0	0	0	4	0	0	0	0	0	0	10	12	0	1	0
County Balance	1	36	11	12	34	0	7	0	3	96	31	24	108	0	15	0
COUNTY TOTAL	1	86	34	15	82	2	9	0	3	146	119	37	202	2	28	0
SUSSEX																
Bethany	0	0	7	0	35	0	5	0	0	0	19	0	77	0	13	0
Bethel	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Blades	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Bridgeville	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dagsboro	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Delmar	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dewey Beach	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Fenwick Island	0	0	0	0	0	0	0	0	0	0	0	0	4	0	0	0
Georgetown	0	0	1	0	2	0	0	0	0	0	1	0	4	0	0	0
Greenwood	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Henlopen Acres	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Laurel	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0
Lewes	0	0	1	0	3	0	0	0	1	0	1	0	4	0	0	0
Milford (S)	0	0	0	0	1	0	0	0	0	2	0	2	4	0	2	0
Millsboro	0	0	0	0	1	0	0	0	0	0	0	0	4	0	0	0
Milton	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0
Ocean View	0	0	0	0	5	0	0	0	0	0	0	0	14	0	0	0
Rehoboth	0	0	1	0	0	0	0	0	0	0	1	0	0	0	0	0
Seaford	0	24	0	16	3	0	0	0	0	24	0	20	9	0	0	0
Selbyville	0	0	0	0	1	0	0	0	0	0	0	0	5	0	0	0
Slaughter Beach	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
South Bethany	0	0	0	0	4	0	3	0	0	0	10	0	38	0	5	0
County Balance	6	0	26	8	74	29	6	5	11	12	119	140	214	176	25	32
COUNTY TOTAL	6	24	36	24	129	29	14	5	12	38	152	162	378	176	45	32
STATEWIDE TOTAL	8	334	113	287	387	58	99	5	16	426	446	498	1,086	205	343	32

CHART 5: NUMBER OF UNITS BY SQUARE FOOT PER UNIT

LOCATION	3rd QUARTER 1984			1984 TO DATE			3rd QUARTER 1983			1983 TOTAL		
	under 1000	1000-1500	over 1500	under 1000	1000-1500	over 1500	under 1000	1000-1500	over 1500	under 1000	1000-1500	over 1500
NEW CASTLE												
Bellefonte	0	0	0	0	0	0	0	0	0	0	0	0
Elsmere	0	0	0	0	0	0	0	0	0	0	0	0
New Castle	0	0	0	0	6	0	0	0	0	0	5	0
Newark	18	7	6	47	8	49	0	8	2	51	11	8
Newport	0	0	0	0	0	0	–	–	–	0	0	0
Odessa	–	–	–	–	–	–	–	–	–	0	0	0
Wilmington	15	0	8	33	40	18	0	0	11	0	12	29
County Balance	210	323	208	280	492	592	63	135	236	128	468	841
COUNTY TOTAL	243	330	222	360	546	614	63	143	249	179	496	878
KENT												
Camden	1	0	0	1	0	0	0	0	0	0	0	0
Dover	50	57	10	50	154	24	0	31	14	11	137	46
Harrington	0	1	0	0	2	1	1	0	0	1	1	0
Milford (K)	0	5	0	0	5	0	0	1	0	0	2	0
Smyrna	0	4	0	10	12	1	0	8	0	14	25	3
County Balance	50	29	22	98	109	70	34	20	26	42	61	84
COUNTY TOTAL	101	96	32	159	282	96	35	60	40	66	227	133
SUSSEX												
Bethany	0	12	35	0	70	39	0	31	3	0	125	50
Bethel	0	0	0	0	0	0	0	1	0	0	2	0
Blades	0	0	0	0	0	0	0	0	0	0	2	0
Bridgeville	0	0	0	0	0	0	0	0	1	0	0	1
Dagsboro	0	0	0	0	0	0	0	0	0	0	0	0
Delmar	0	0	0	0	0	0	0	0	0	0	1	0
Dewey Beach	–	–	–	–	–	–	17	5	6	27	5	8
Fenwick Island	0	0	0	0	2	2	0	0	1	1	1	1
Georgetown	0	2	1	0	4	1	0	3	0	1	4	0
Greenwood	0	0	0	0	0	0	0	0	0	6	0	0
Henlopen Acres	0	0	0	0	0	0	0	0	0	0	0	0
Laurel	0	0	0	0	1	0	0	0	0	0	3	2
Lewes	0	4	0	0	5	1	11	42	3	11	46	88
Milford (S)	0	0	1	4	1	5	0	4	0	0	8	2
Millsboro	0	0	1	0	1	3	0	0	0	0	0	2
Milton	0	0	0	0	1	0	0	0	0	0	0	1
Ocean View	0	5	0	0	14	0	0	5	1	0	1	1
Rehoboth	0	0	1	0	0	1	0	1	0	0	15	5
Seaford	40	1	2	45	6	2	0	1	0	0	4	2
Selbyville	1	0	0	1	2	2	0	0	1	30	1	4
Slaughter Beach	–	–	–	–	–	–	–	–	–	–	–	–
South Bethany	1	0	6	1	17	35	–	–	–	0	27	12
County Balance	18	114	22	121	404	204	132	149	72	363	337	115
COUNTY TOTAL	60	138	69	172	528	295	160	242	89	439	582	294
STATEWIDE TOTAL	404	564	323	691	1,356	1,005	258	445	378	683	1,306	1,305

CHART 6: HEATING FUEL IN NEW HOUSING UNITS

LOCATION	NUMBER OF NEW UNITS WITH SPECIFIED FUEL															
	3rd QUARTER 1984				1984 TO DATE				3rd QUARTER 1983				1983 TOTAL			
	Oil	Gas	Elec.	Other	Oil	Gas	Elec.	Other	Oil	Gas	Elec.	Other	Oil	Gas	Elec.	Other
NEW CASTLE																
Bellefonte	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Elsmere	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
New Castle	0	0	0	0	0	6	0	0	0	0	0	0	0	0	5	0
Newark	2	0	29	0	4	1	58	0	0	1	9	0	2	2	66	0
Newport	0	0	0	0	0	0	0	0	-	-	-	-	0	[illegible]	0	0
Odessa	-	-	-	-	-	-	-	-	-	-	-	-	0	0	0	0
Wilmington	0	1	22	0	0	4	87	0	0	1	10	0	10	3	28	0
County Balance	35	336	369	1	157	458	739	8	37	24	373	0	331	105	1,001	0
COUNTY TOTAL	37	337	420	1	159	469	884	8	37	26	392	0	343	110	1,100	0
KENT																
Camden	0	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0
Dover	20	38	59	0	30	70	127	1	2	3	40	0	19	16	159	0
Harrington	0	0	1	0	0	0	3	0	0	0	1	0	0	0	2	0
Milford (K)	0	0	5	0	0	0	5	0	0	0	1	0	0	0	2	0
Smyrna	0	0	4	0	0	11	12	0	0	2	1	5	0	23	11	7
County Balance	6	0	89	6	17	3	246	11	8	2	67	3	17	6	156	8
COUNTY TOTAL	26	38	159	6	47	84	394	12	10	7	110	8	36	45	330	15
SUSSEX																
Bethany	0	0	47	0	0	0	109	0	0	0	34	0	0	0	175	0
Bethel	0	0	0	0	0	0	0	0	0	0	1	0	0	0	2	0
Blades	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0
Bridgeville	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1	0
Dagsboro	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Delmar	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0
Dewey Beach	-	-	-	-	0	0	0	0	0	0	28	0	2	0	38	0
Fenwick Island	0	0	0	0	0	0	4	0	0	0	1	0	0	0	3	0
Georgetown	0	0	2	1	0	0	3	2	0	0	3	0	0	0	5	0
Greenwood	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6	0
Henlopen Acres	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Laurel	0	0	0	0	0	0	1	0	0	0	0	0	0	0	5	0
Lewes	0	0	4	0	0	0	5	1	1	0	54	1	3	0	141	1
Milford (S)	0	0	1	0	0	0	10	0	0	0	4	0	1	0	9	0
Millsboro	0	0	1	0	0	1	3	0	0	0	0	0	0	0	2	0
Milton	0	0	0	0	0	0	1	0	0	0	0	0	0	0	2	0
Ocean View	0	0	5	0	0	0	14	0	0	0	6	0	0	0	16	0
Rehoboth	0	0	1	0	0	0	1	0	0	0	1	0	0	0	9	0
Seaford	41	0	2	0	41	0	12	0	0	1	1	0	0	1	2	0
Selbyville	0	0	1	0	0	0	5	0	0	0	1	0	0	0	34	0
Slaughter Beach	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
South Bethany	0	0	7	0	0	0	53	0	-	-	-	-	0	0	39	0
County Balance	0	7	141	6	64	21	631	13	9	0	342	2	27	6	773	9
COUNTY TOTAL	41	7	212	7	105	22	852	36	10	1	477	3	34	7	1,264	10
STATEWIDE TOTAL	104	382	791	14	311	575	2,130	36	57	34	979	11	413	162	2,694	25

CHART 7: REHABILITATION HOUSING (UNITS AND COST)
$000

LOCATION	1983				1984			
	3rd QTR.		TOTAL		3rd QTR.		TO DATE	
	UNITS	COST	UNITS	COST	UNITS	COST	UNITS	COST
NEW CASTLE								
Bellefonte	0	0	0	0	0	0	0	0
Elsmere	1	20	6	88	2	21	5	55
New Castle	0	0	0	0	0	0	0	0
Newark	7	90	24	305	6	91	19	249
Newport	0	0	0	0	0	0	0	0
Odessa	1	14	1	14	0	0	-	-
Wilmington	72	631	244	3,027	118	2,626	392	6,992
County Balance	41	509	127	1,432	66	990	152	2,594
COUNTY TOTAL	122	1,264	402	4,875	192	3,728	578	9,900
KENT								
Camden	0	0	0	0	0	0	3	21
Dover	11	98	30	271	7	61	27	372
Harrington	0	0	0	0	0	0	4	64
Milford (K)	0	0	1	15	2	20	3	37
Smyrna	0	0	2	29	0	0	0	0
County Balance	19	241	62	724	21	327	61	898
COUNTY TOTAL	30	339	95	1,139	30	408	94	1,392
SUSSEX								
Bethany	0	0	0	0	0	0	0	0
Bethel	1	15	1	15	0	0	0	0
Blades	0	0	2	18	0	0	0	0
Bridgeville	0	0	1	10	0	0	1	45
Dagsboro	0	0	0	0	0	0	0	0
Delmar	0	0	0	0	0	0	3	20
Dewey Beach	0	0	0	0	0	0	0	0
Fenwick Island	0	0	0	0	0	0	0	0
Georgetown	0	0	2	21	7	57	11	97
Greenwood	0	0	0	0	0	0	0	0
Henlopen Acres	0	0	1	50	0	0	0	0
Laurel	0	0	4	25	2	38	4	58
Lewes	1	17	13	244	14	393	28	687
Milford (S)	1	10	2	17	3	37	5	64
Millsboro	0	0	19	92	2	56	8	121
Milton	0	0	0	0	4	32	7	71
Ocean View	2	65	3	85	3	21	5	46
Rehoboth	6	119	18	390	5	112	37	630
Seaford	7	108	14	186	5	55	6	63
Selbyville	0	0	1	10	0	0	0	0
Slaughter Beach	-	-	-	-	-	-	-	-
South Bethany	-	-	2	28	2	24	12	124
County Balance	0	0	0	0	0	0	0	0
COUNTY TOTAL	22	334	87	1,221	47	825	127	2,026
STATEWIDE	172	1,937	582	7,225	269	4,962	799	13,318

CHART 8: RESIDENTIAL DEMOLITIONS

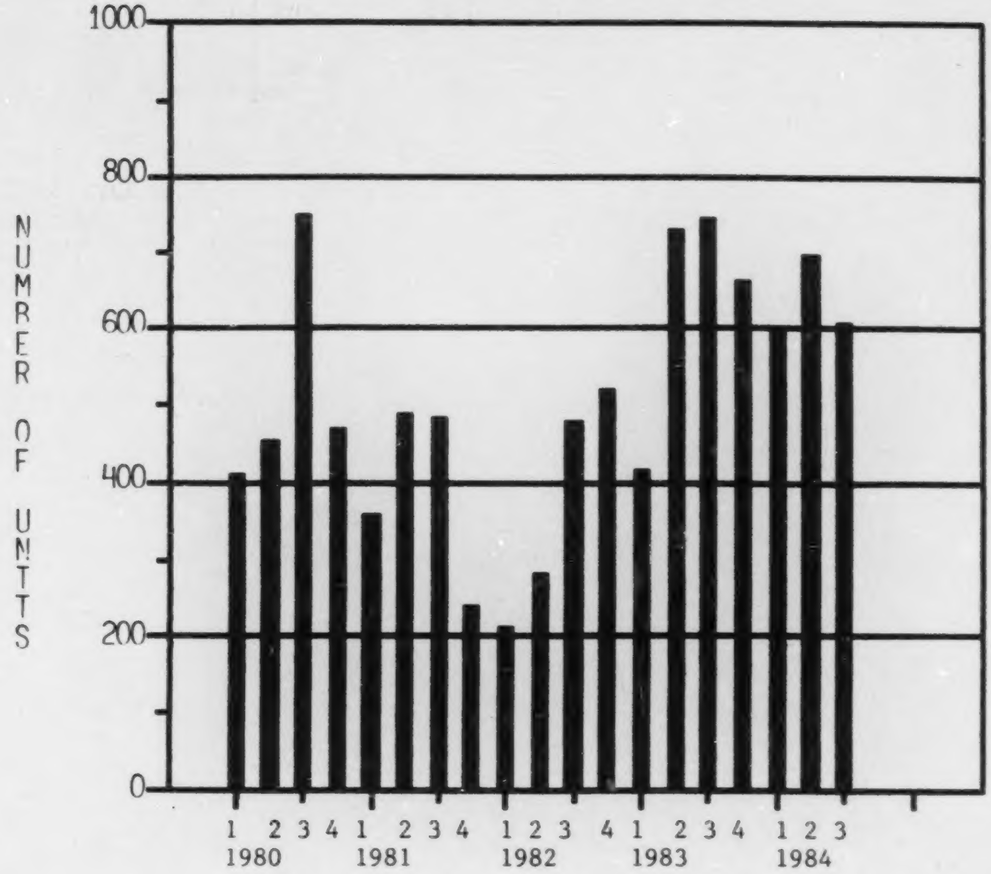
LOCATION	NUMBER OF UNITS DEMOLISHED			
	1983		1984	
	3rd Qtr.	TOTAL	3rd Qtr.	TO DATE
NEW CASTLE				
Bellefonte	0	0	0	0
Elsmere	0	1	0	0
New Castle	0	0	0	0
Newark	2	7	5	10
Newport	0	0	0	0
Odessa	0	0	0	0
Wilmington	4	28	3	32
County Balance	9	34	7	25
COUNTY TOTAL	15	70	15	67
KENT				
Camden	0	0	0	1
Dover	0	0	0	0
Harrington	1	9	0	1
Milford (K)	0	0	0	0
Smyrna	2	8	0	2
County Balance	8	42	11	27
COUNTY TOTAL	11	59	11	31
SUSSEX				
Bethany	0	0	0	0
Bethel	0	0	0	0
Blades	0	0	0	0
Bridgeville	7	7	9	13
Dagsboro	0	0	0	0
Delmar	0	1	0	0
Dewey Beach	0	4	0	0
Fenwick Island	0	0	0	0
Georgetown	0	0	1	4
Greenwood	0	0	0	0
Henlopen Acres	0	0	0	0
Laurel	0	2	0	0
Lewes	0	2	0	3
Milford (S)	1	1	0	0
Millsboro	0	1	0	0
Milton	0	0	0	0
Ocean View	0	1	0	0
Rehoboth	2	11	2	2
Seaford	0	3	0	1
Selbyville	0	0	0	0
Slaughter Beach	-	0	-	-
South Bethany	-	0	0	0
County Balance	0	0	0	0
COUNTY TOTAL	35	33	12	23
STATEWIDE	36	162	38	121

APPENDIX B

GRAPHS OF SINGLE FAMILY
HOUSING PRODUCTION
1980 - 1984
(BY QUARTER)

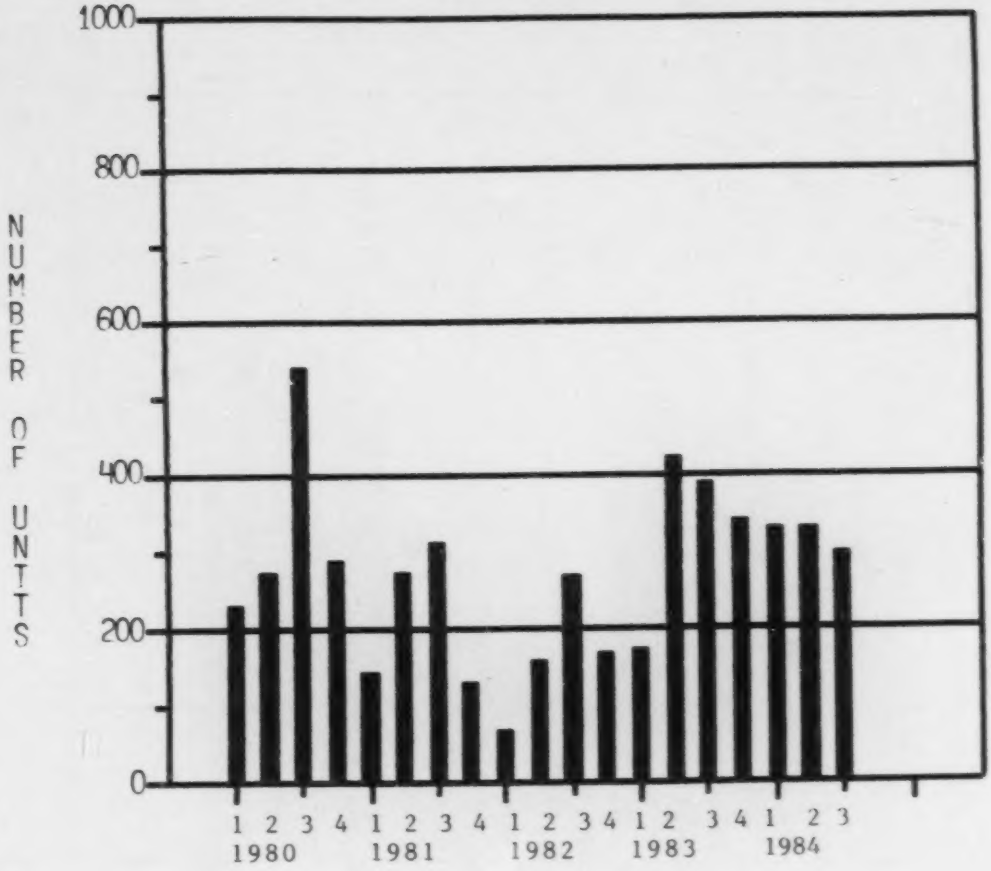
SINGLE FAMILY HOUSING PRODUCTION

STATEWIDE BY QUARTER



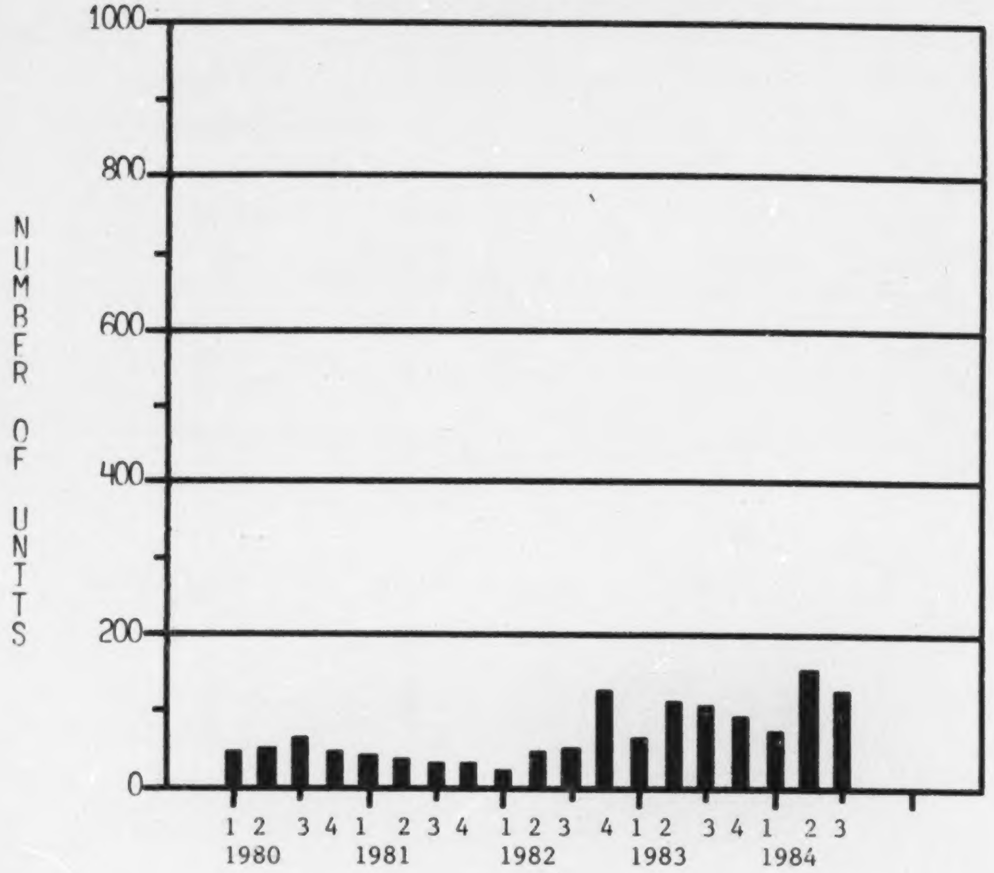
SINGLE FAMILY HOUSING PRODUCTION

NEW CASTLE COUNTY BY QUARTER



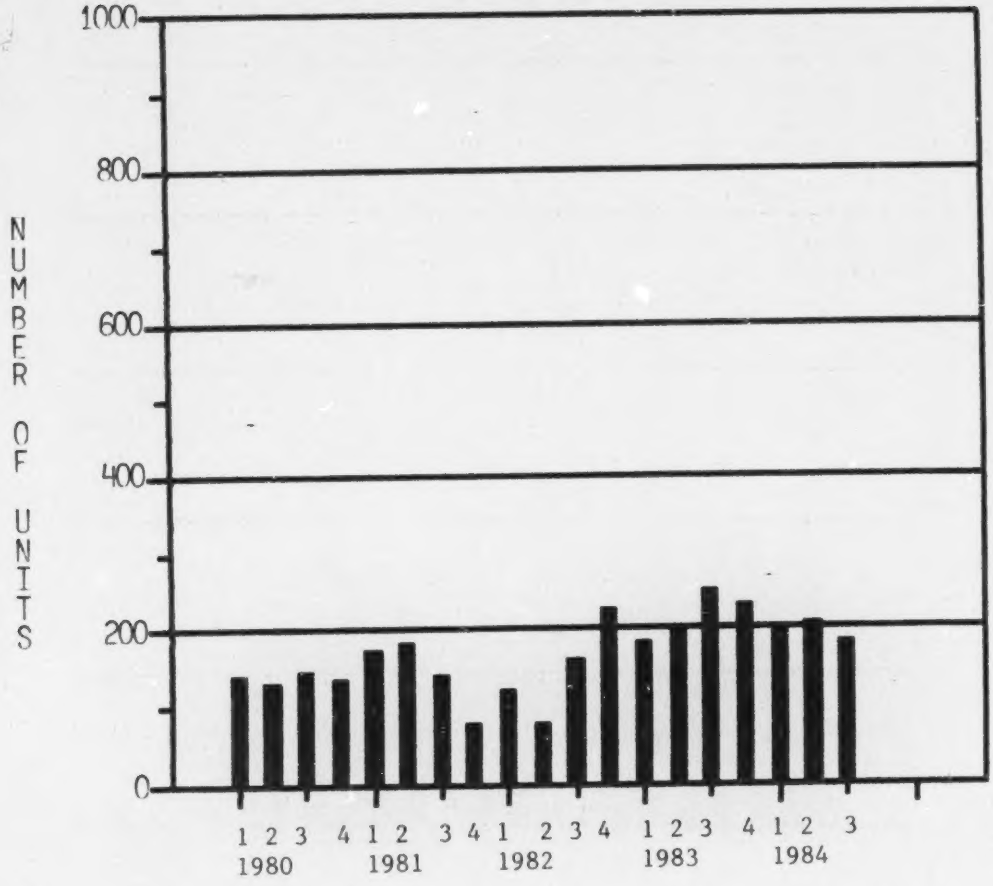
SINGLE FAMILY HOUSING PRODUCTION

KENT COUNTY BY QUARTER



SINGLE FAMILY HOUSING PRODUCTION

SUSSEX COUNTY BY QUARTER



APPENDIX C

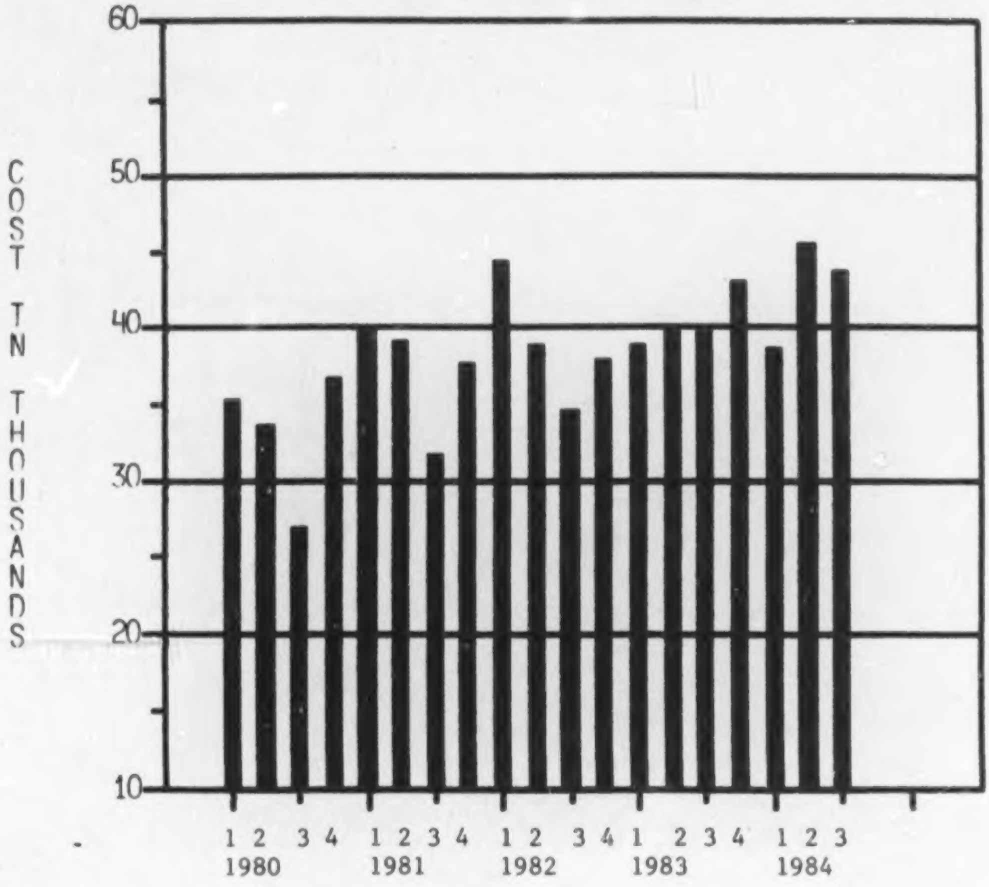
AVERAGE BUILDERS' COST
OF A SINGLE FAMILY HOME

1980 - 1984

(BY QUARTER)

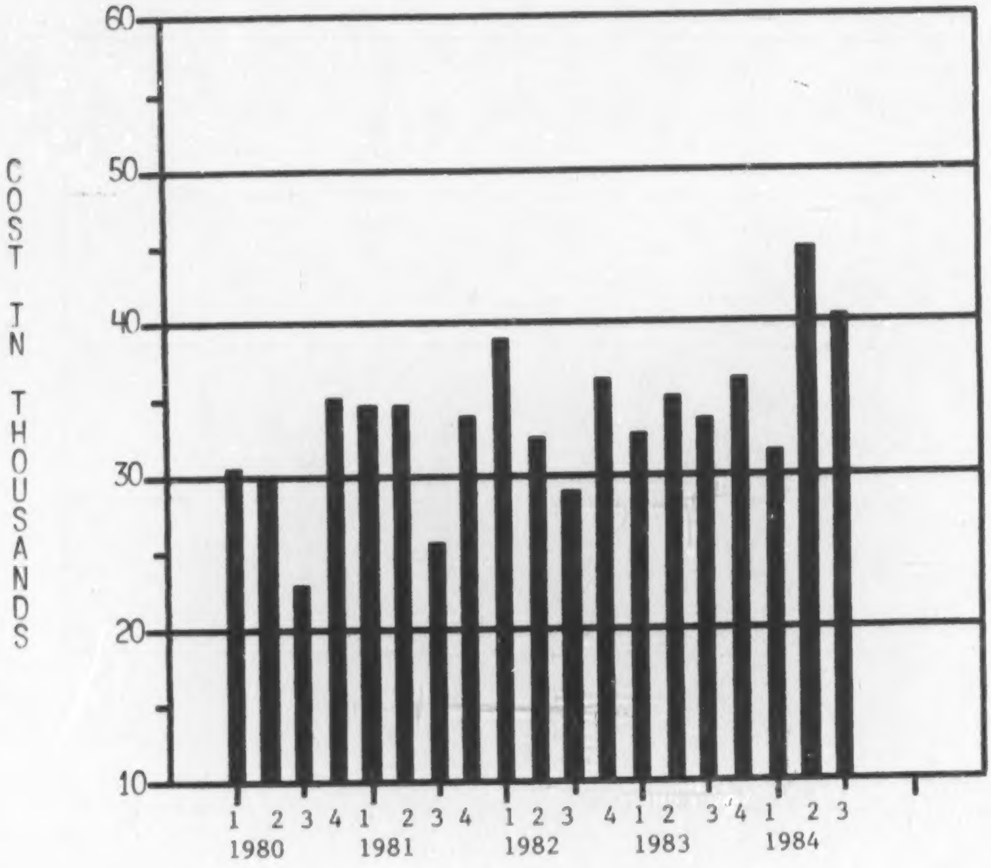
AVERAGE BUILDERS' COST FOR A SINGLE FAMILY HOME

STATEWIDE BY QUARTER



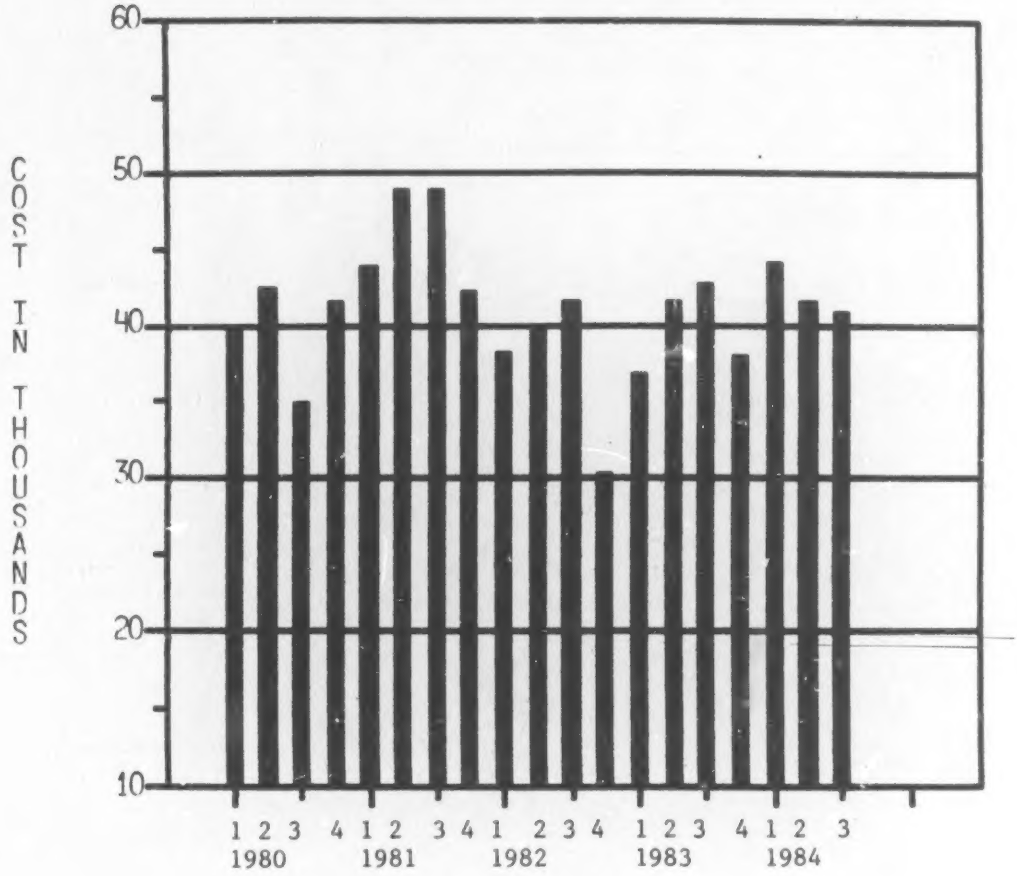
AVERAGE BUILDERS' COST FOR A SINGLE FAMILY HOME

NEW CASTLE COUNTY BY QUARTER



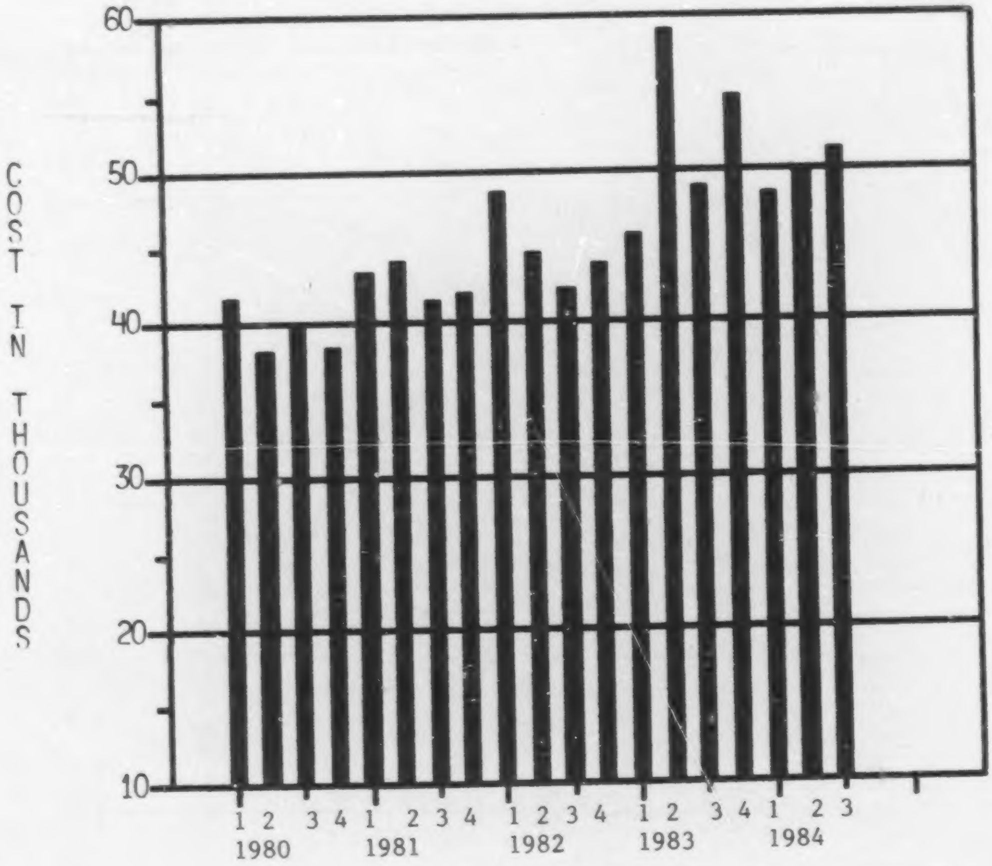
AVERAGE BUILDERS' COST FOR A SINGLE FAMILY HOME

KENT COUNTY BY QUARTER



AVERAGE BUILDERS' COST FOR A SINGLE FAMILY HOME

SUSSEX COUNTY BY QUARTER



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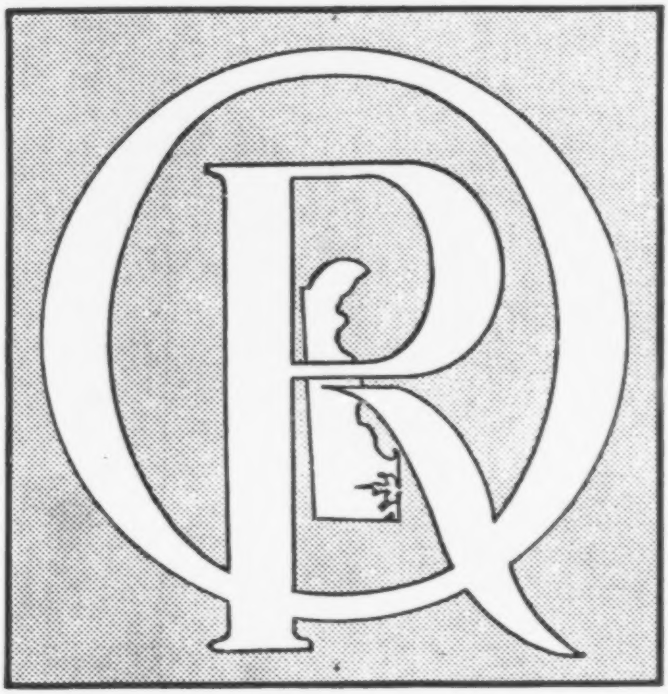
VOL. XIII, NO. 1 WINTER, 1985

FOURTH QUARTER, 1984 & 1984 ANNUAL ISSUE

QUARTERLY REVIEW



HOUSING PRODUCTION IN DELAWARE

STATE OF DELAWARE
DEPARTMENT OF COMMUNITY AFFAIRS
DIVISION OF HOUSING AND COMMUNITY DEVELOPMENT
AND
DELAWARE STATE HOUSING AUTHORITY

The cooperation of local building permit offices in supplying data for this report is gratefully acknowledged.

QUARTERLY REVIEW

OF

HOUSING PRODUCTION

IN

DELAWARE

FOURTH QUARTER, 1984
AND
1984 ANNUAL ISSUE

BY

Gail Brown Light
Housing Specialist
Division of Housing
and Community Development
18 The Green
Dover, Delaware 19901

February, 1985

FOREWORD

Spurred by a healthy Fourth Quarter and keyed by a doubling of multi-family housing starts, 1984 housing production in Delaware had its best year since 1973 with a total of 5,709 units.

Last October, November, and December produced 1,576 units which was 35 per cent higher than 1983 and the best last quarter since 1973. The 1,510 multi-family homes built last year compares to 745 units in 1983, and also was the highest total in that category since 1973.

While Delaware's housing industry is still a long ways from the record 9,646 units produced in 1973, it is close to the 5,807 units built in 1970. That was followed by 7,911 in 1971 and 8,821 in 1972.

We should see the 1970 total eclipsed in 1985 if interest rates remain at about current levels. The trend is certainly in the right direction that has held steady for the last four years.

Robert S. Moyer

ROBERT S. MOYER
State Director of Housing

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INTRODUCTION

This report presents housing activity in Delaware for the calendar year as well as the fourth quarter of 1984. Included are data on the number of new housing units authorized by building permit, construction costs, the number of mobile homes sold, details on unit compostion as well as data on rehabilitated housing units and residential demolitions.

Information herein relates only to new housing units intended for occupancy on a housekeeping basis. The figures are acutal totals accumulated from authorized building permits recorded by various jurisdictions and compiled by the Delaware State Housing Authority. Excluded from the data are hotels, motels and other group residential structures, as well as seasonal units. However, to keep track of total housing construction in Delaware, the Delaware State Housing Authority is now counting new housing units initially intended as a second home but which are being constructed for eventual conversion to a year-round retirement home. During the fourth quarter of 1984, 72 additional units began construction which are presently classified as seasonal housing structures, bringing the total for 1984 to 351. There is no profile data on these type units in the Quarterly Review.

Although the data, relates to permit issuance rather than actual housing starts, permits are prompt, accurate indicators of construction activity. The United States Bureau of Census states that approximately 98-99 percent of all authorized construction is eventually undertaken. So, for simplification, permit issuance is expressed as "starts".

Building Permit Jurisdictions

New Castle and Kent County's building permit systems cover all unincorporated areas within their respective boundaries plus those areas without permit systems. Those towns and municipalities having permit laws are counted as separate entries within their counties. An exception is the Town of Milford which straddles the borders for Kent and Sussex Counties. Therefore, Milford's data is counted in the county containing the building activity.

Sussex County includes all municipalities in its building permit system, so it is necessary to adjust the total in order to avoid double-counting.

Definitions

Housing Units - defined for the purpose of this report, a housing unit consists of a room or group of rooms intended for occupancy as separate year-round living quarters by a family, group of unrelated people living together or a person living alone.

In accordance with this definition, each apartment units in an apartment building is counted as one housing unit. Mirgratory, seasonal and vacation housing have been omitted.

Single Family Unit - one family free-standing home and townhouses or row houses intended to be sold.

Multi-Family Units - a building occupied by more than one family all sharing a common area of land (i.e. condominiums, apartments and townhouses intended to be rented.)

Substantial Rehabilitation - additions and alterations containing three of the following four elements constitute substantial rehabilitation: electrical, heating, plumbing or structural work. Chart 7 presents enumeration on substantial rehabilitation as taken from building permits.

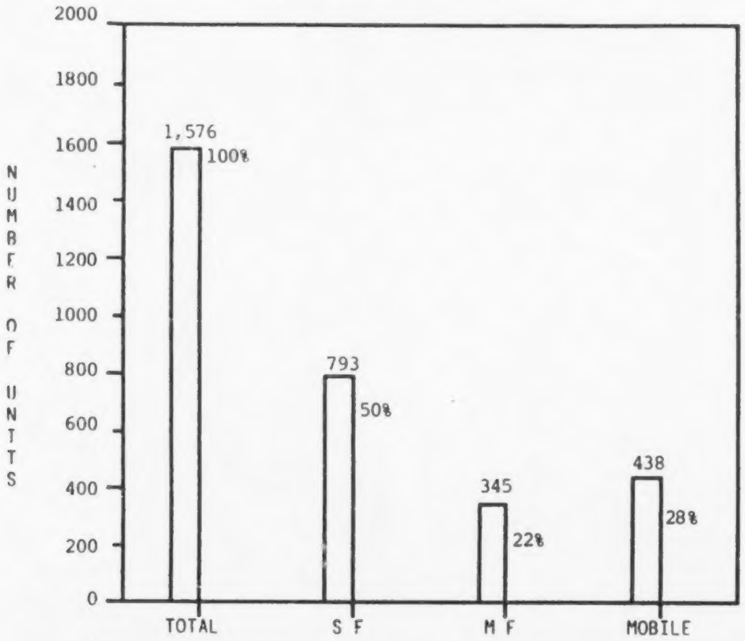
HOUSING PRODUCTION FOURTH QUARTER, 1984

STATEWIDE

Housing production in Delaware during October, November and December totalled 1,576 units, making this the best fourth quarter recorded in the past 11 years. Although new residential activity is down 7% this quarter compared to last quarter, it is 35% better than construction recorded one year ago this time.

Single family housing starts and new mobile home sales increased by 190 and 43 units respectively this quarter over last, but multi-family unit starts dropped by 343 units.

Fig. 1
4th Quarter, 1984
Housing Production



More than two-thirds of the State's single family activity and three quarters of all multi-family new units this quarter were recorded in New Castle County. Delaware's central county, Kent, continued to receive the largest segment, 60%, of all new mobile homes titled this quarter.

Of the 793 single family units started this period, 37 were specifically identified on the building permits as manufactured homes. The majority were assembled by Nanticoke Homes with half placed in Sussex County.

COUNTY DATA

Total on-site activity in New Castle County (782) decreased 2% this quarter from last, but is nearly double units started this time last year. Single family on-site construction increased 74% this quarter from the third quarter and is also up 53% from new housing starts counted in 1983's fourth quarter. Practically all this building took place in on-going subdivisions in unincorporated county areas, including Mendenhall Village, Hampton Green II, Bedford Park II and Limestone Hills. Multi-family housing activity in New Castle County totalled 268 units, down 231 from last quarter, but up 199 units from starts recorded during the fourth quarter. Most of this activity is the continued expansion of apartment rentals at the Elms, near Newark, and new luxury apartments at Bancroft Mills, near Wilmington.

On-site housing growth in Kent County this quarter totalled 104 units, down 125 units from starts last quarter, but 11 homes more than those started in the last quarter of 1983. No multi-family residential activity was recorded in Kent County this quarter. Nearly half of the County's single family construction consisted of townhouses in the City of Dover.

Single and multi-family on-site housing starts in Sussex County totalled 252 units this quarter, down 15 units from last quarter and 21 units less than production one year ago this time. Both single (175) and multi-family (77) units fell 3% and 10% respectively from the third quarter. The majority of single family housing starts this quarter were begun in unincorporated areas of the county due to continuances of construction moratoriums in several coastal cities. Multi-family activity included condominiums outside town limits and a 32-unit rental development for low and moderate income families in Milford being financed by the Farmers Home Administration.

MOBILE HOME ACTIVITY

The State's Division of Motor Vehicles reports new mobile homes titled during October, November and December totalled 438, a 10% increase in sales recorded the preceding three months. Sales this quarter are 11% above mobile homes titled in 1983's fourth quarter. Most (264) of these mobile homes were registered in Kent County and comprise over two-thirds of total housing production there this quarter.

New mobile homes titled in New Castle County this quarter tallied 9, a 2 unit increase over last quarter, while sales in Sussex County rose to 165, a 7 unit increase, this quarter over last. Data for the past year by county and quarter is included in Housing Data Charts 1 A, B and C.

CONSTRUCTION COSTS

Reported from building permits; costs of land, architectural services, engineering, financing and other professional fees are not included.

TOTAL COSTS

The 1,138 units of on-site housing construction started this quarter generated a total permit value construction cost of $43,737,848, a near 5 million decrease from the $48,604,748 recorded last quarter for 1,291 new housing units. Statewide single family total costs for the 793 units this quarter amounted to $32,725,448. The 345 multi-family units started this quarter are permit valued at $11,012,400 in total construction costs.

Compared to housing construction dollars generated one year ago, this quarter's total on-site costs are 24% better than the $33,145,196 recorded for 1983's fourth quarter. Total construction costs by county and unit types for this quarter, as compared to last quarter and the comparable fourth quarter, 1983 are shown in Table I.

TABLE I

Single Family Production

COUNTY	4th Qtr. 1984	3rd Qtr. 1984	4th Qtr. 1983
New Castle	$19,185,426	$11,901,004	$12,140,583
Kent	4,489,537	5,124,020	3,515,965
Sussex	9,050,485	9,250,334	12,626,048

Multi-Family Production

COUNTY	4th Qtr. 1984	3rd Qtr. 1984	4th Qtr. 1983
New Castle	$ 8,136,400	$15,435,320	$ 3,547,000
Kent	0	2,699,820	0
Sussex	2,876,000	4,194,250	1,315,600

AVERAGE COSTS

Statewide average housing construction costs this quarter for both single and multi-family on-site units increased 2% to $38,434 from last quarter, but dropped 11% from average unit costs recorded one year ago this time. The average construction cost for a single family unit this quarter is $41,268, $2,306 less than costs per unit last quarter, and $1,584 lower per-unit than 1983's fourth quarter records. The statewide per-unit construction cost of a multi-family apartment this quarter is $31,920, down $536 from costs reported last quarter and $11,887 below costs reported in the fourth quarter last year.

New average single family construction costs were lowest in New Castle County this quarter with an average of $37,326 per unit, a 7% drop from last quarter, but a 3% increase over like costs one year ago. The highest cost per single family unit this quarter is $51,717 in Sussex County, up 1% from last quarter, but 7% lower than comparable costs this time last year. The average cost for a new single family home in Kent County increased 9% to $43,169 from third quarer, 1984 costs and is 24% more than per unit costs reported for the fourth quarter last year.

Average construction costs this quarter by housing unit type and county as compared to last quarter and 1983's fourth quarter are shown in Table II below.

TABLE II

Single Family Units

COUNTY	4th Qtr. 1984	3rd Qtr. 1984	4th Qtr. 1983
New Castle	$37,326	$40,206	$36,133
Kent	43,169	40,667	37,807
Sussex	51,717	51,107	54,658

Multi-Family Units

COUNTY	4th Qtr. 1984	3rd Qtr. 1984	4th Qtr. 1983
New Castle	$30,360	$30,933	$51,406
Kent	0	26,212	0
Sussex	37,351	48,770	31,324

UNIT PROFILE

Housing data charts 4, 5 and 6 detail statistics gathered from building permits with regard to the planned number of bedrooms, square feet of living space and the type of heat selected per unit.

Of the 1,138 new housing units for which construction started during the fourth quarter, 1984, the majority (38%) were again for single family home designed with three bedrooms. The four-bedroom single family home demand increased to 197 units representing 17% of total activity this quarter. A two-bedroom floor plan was the most popular for a new rental apartment (multi-family unit) this quarter. The breakdowns of bedroom mix per unit type this quarter compared to one year earlier are shown in Table III on the following page.

TABLE III

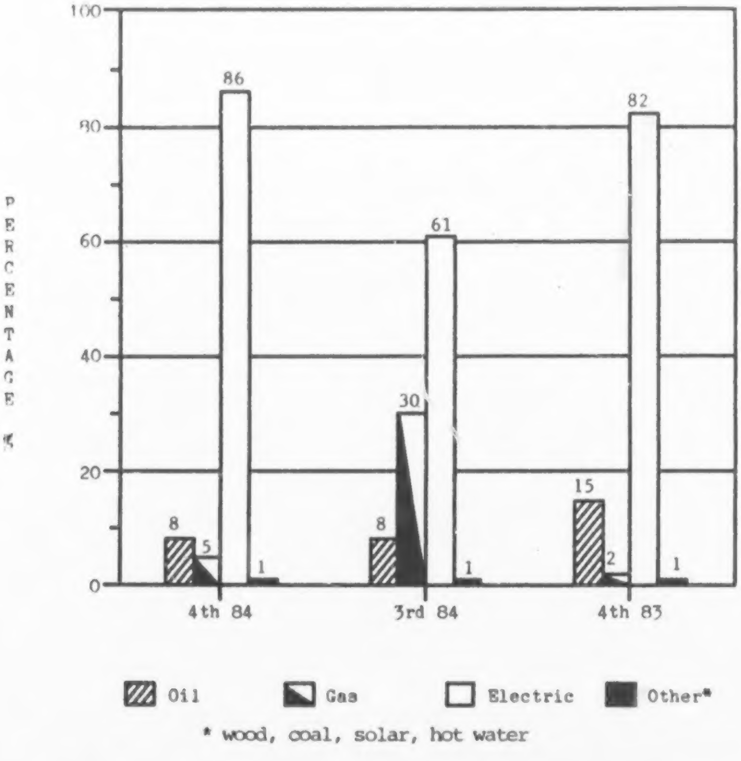
# Bedrooms	Single Family 1984 4th Qtr.	Single Family 1983 4th Qtr.	Multi-Family 1984 4th Qtr.	Multi-Family 1983 4th Qtr.
1	1%	1%	22%	38%
2	20%	35%	71%	57%
3	54%	46%	6%	0%
4+	25%	18%	1%	5%

The mid-sized unit--between 1,000 and 1,500 square feet--carried the lead in per unit living space preference with 48% of the 1,138 on-site new units. New Castle Countians preferred these mid-sized units by 49%. Mid-sized new housing units were the majority in Kent (59%) and Sussex (40%) counties. Nearly three-fourths of the 512 larger units counted this quarter are in New Castle County.

The distribution of heating sources for on-site residential construction this quarter, compared to last quarter and the comparable fourth quarter of 1983 is shown in Figure 2 below.

Electric heat (primarily via a heat pump) continued to be the most favored heat source in Delaware this quarter with 86%, a 24% increase over last quarter. Of the 980 new homes to be heated by electric, three quarters are in New Castle County. Fifty-six (56%) percent of oil-heated new units this quarter are in Sussex County, but electric heat remains the dominant source of heat in each Delware County.

Fig. 2
4th Qtr., 1984 FUEL COMPARISON



* wood, coal, solar, hot water

In summary, the typical new housing unit begun during the fall in Delaware was a three-bedroom, mid-sized, single family home heated with an electric heat pump.

REHABILITATED HOUSING

Home modifications or improvements for which permits have been issued range from adding a bathroom, bedroom or family room to substantial rehabilitation of a unit. Alterations and additions to existing housing units in Delaware this quarter totalled 340 at a total cost of $6,271,000 averaging $18,444 per unit

Housing renovation work this quarter increased 26% compared to last quarter, and is 198 units more than recorded one year ago. The average unit costs this quarter compared to last decreased only $2 per home, and Delawareans are now spending $3,106 more per unit than average renovation/modification costs this quarter last year. The majority of home improvements this quarter again occurred in New Castle County in the City of Wilmington due to the Wilmington Housing Authority's continued rehabilitation of a significant number of the units recorded there this quarter. Numerous communities in Kent and Sussex Counties continue using Community Development Block Grant funds to finance housing rehabilitation work in their jurisdictions.

FEDERAL ASSISTANCE

Federal assistance in the form of direct loans, subsidies, mortgage insurance or mortgage guarantees for newly constructed homes in Delaware during 1984's fourth quarter was extended to 22 units, 23 less than last quarter. Most of the units (17) are receiving construction loans from the U.S. Farmers Home Administration, and the majority of those (8) are in Kent County. Of the remaining 5 insured loans, 4 are by the Federal Housing Administration and only one was extended by the Veterans Administration.

1984 ANNUAL HOUSING PRODUCTION IN DELAWARE

New records in the housing construction industry were set in Delaware in 1984 with the production of 5,709 units. This 18% increase over new units produced in 1983 is due to a big increase in multi-family housing activity this year and a fourth quarter, 1984 number for housing production in Delaware that was the highest in 11 years.

Multi-family units begun this year are more than double last year's starts and more than any constructed annually in the past ten years. The 2,680 single family homes begun in 1984 are also an increase over 1983's figures establishing 1984 as the second best year in ten for new single family units produced. There were 2,864 units started in 1977. New mobile home sales in 1984 totalled 1,519, and although six units less than the 1,525 recorded for 1983, sales in 1984 proved to be the second highest in eleven years.

More than half of all on-site housing construction in 1984 occurred in New Castle County. Nearly two-thirds of 1984's mobile home sales and placements transpired in Kent County. Single family housing production and mobile home sales in Sussex County both dropped this year. Multi-family units produced there in 1984 rose, but only by 30 units.

Privately-owned rental apartments constitute more than half of the statewide multi-family residential production this year, and only three developments containing 122 units began construction in 1984 under federal programs to house low and moderate income Delawareans.

A view of total housing production in Delaware since 1970 is in Figures 3 on page 10. A table of housing production by category and county location from 1970-1984 is on page 16.

COUNTY PRODUCTION LEVELS

NEW CASTLE

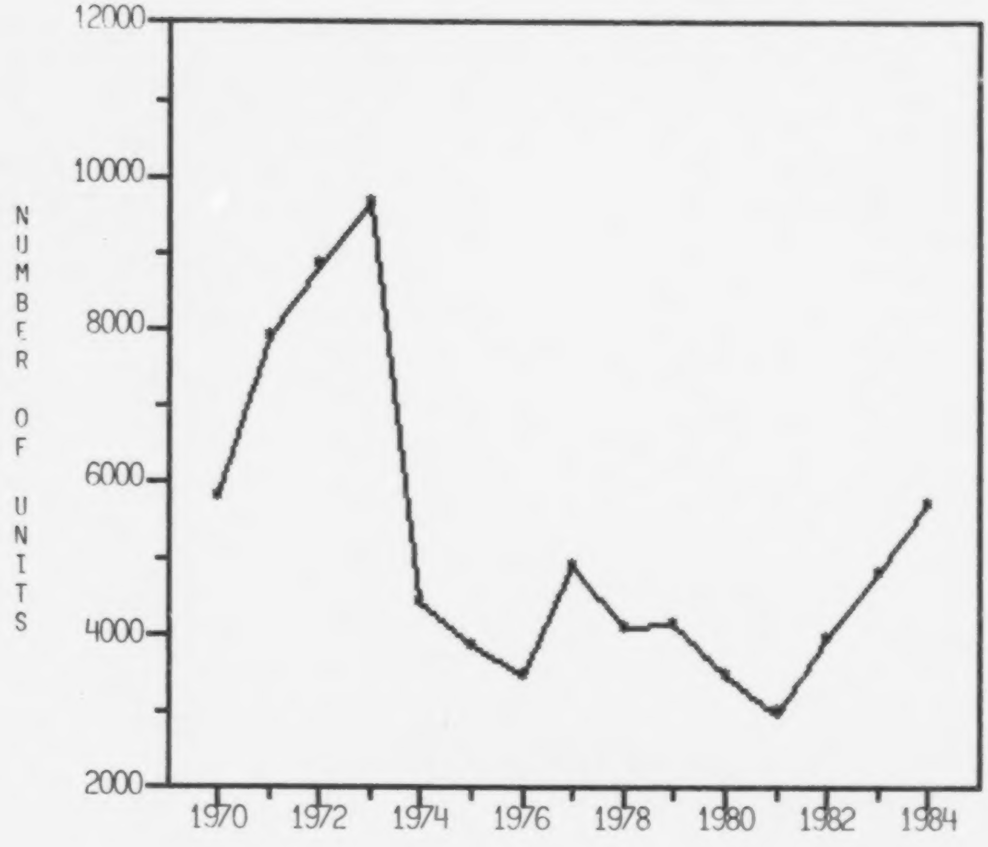
New Castle County's residential activity in 1984 totalled 2,329 units, a 42% rise over 1983's production. Of the total, 836 were multi-family units (primarily rental apartments) which more than tripled 1983's activity. The County's production of single family homes totalled 1,466 units, an 11% increase over 1983 figures. Most of this growth took place in new housing subdivisions along the Rt. 40/I-95 Corridor. Mobile homes titled in New Castle County totalled just 27 in 1984 as compared to 92 in 1983.

Considerable housing activity occurred this year in the City of Wilmington. A total of 167 housing permits were issued there, 108 of which were for multi-family housing units. The construction start of condominiums on Superfine Lane and luxury apartments at Bancroft Mills are most notable there. The 59 single family homes begun in Wilmington this year are primarily townhouses scattered throughout the City. In 1983 just 41 single family homes got underway there.

KENT

A significant increase in total housing production this year was realized also in Kent County with 1,597 units, up 42% from 1983 figures. This increase is attributed to the record number of mobile home sales in the County which totalled 956 in 1984, the highest volume ever recorded by the Division of Housing and Community Development. Both single and multi-family housing

Fig. 3
Total Housing Production in Delaware
1970-1984



construction in Kent County rose as well to 456 and 185 units respectively as compared to 375 single family and 51 multi-family units begun in 1983.

More than half the County's single family housing growth took place in the City of Dover, and practically all multi-family housing construction also occurred in or near the State's Capital city.

SUSSEX

Although total housing production in Sussex County this year fell 13% from 1983's level, the 489 multi-family housing starts begun in 1984 surpass the previous year's figures by 7% and makes 1984 the best year in ten for new multi-family housing construction in Sussex County.

While both single family housing activity and mobile home sales dropped 11% and 27% respectively this year from last, the 758 new single homes and 536 mobile home sales there this year are the second highest recorded in eleven years.

Condominiums along the east coast, outside town limits, make up the majority of Sussex County's multi-family housing growth this year. Unincorporated county areas were also the recipients of most new single family homes in Sussex County in 1984.

CONSTRUCTION COSTS

Permit valued on-site housing construction costs in 1984 totalled $164,844,065 for the 4,190 units begun, up 27% from 1983 total construction costs generated while on-site production increased 27% also this year over last. Single family total construction costs accounted for $113,220,337 this year with multi-family housing units permit valued at $51,623,728.

Not to be taken as true cost indicators but for trend purposes only, average construction costs for a new single family home begun in 1984 was $42,246, an increase of $1,716 per home over 1983 figures, and an all time high average cost figure recorded by the Division of Housing and Community Development. Average single family new housing costs were higher this year in New Castle and Kent Counties by 11% and 5% over 1983 costs. Average single family home costs in Sussex County in 1984 dropped just 2% from 1983, but the $50,157 per unit single family cost in that county was the highest in the State this year.

The average cost for a multi-family unit constructed in 1984 was $34,188, a 6% drop from average costs in 1983. Refer to Housing Data Charts 2 and 3A, B and C in Appendix A for specific enumerations by jurisdictions on total and average on-site housing construction costs.

UNIT PROFILE

Delawareans shifted their preference from a two-bedroom single family home in 1983 to a three-bedroom home in 1984. Of the 2,680 single family units, 56% were designed with this specification. The two-bedroom single family home demand this year accounted for 23% of that total, and a slight increase was seen in the request for four-bedroom homes in 1984 (20%) versus 19% last year. Most of these larger homes are being constructed in New Castle County. Nearly half of the 1,510 rental apartments and condominiums begun in 1984 called for a two- bedroom floor plan. But, of the balance, 33% will contain one-bedroom units, as compared to 54% and 21% respectively in 1983.

The tie set in 1983 between a larger vs. mid-sized unit broke in 1984 when 45% of all on-site housing units were begun in the 1,000-1,500 square footage category. Thirty-six percent of this year's on-site residential starts, however, will contain over 1,500 square feet of living space. Part of the reason for a mid-range unit shift in 1984 is due to considerable multi-family construction in Delaware.

New Castle Countians are still seeking larger units over mid-sized with 43% of the 2,302 on-site constructed units begun there containing more than 1,500 square feet of living space. The mid-sized unit continues to dominate living space preferences in Kent and Sussex Counties. Similar ratios downstate are 54% and 51% of the 641 and 1,247 units constructed on location in those counties.

An annual fuel comparison of 1984 and 1983 reveals a significant increase in gas heat preference with a drop in customer choices for electric heat in new homes. Gas heat in Delaware will be supplied to 15% of all new on-site units begun this year, as compared to 5% in 1983. Electric heat, primarily via a heat pump, will be installed in 74% of the 4,190 new units in 1984 versus 82% in 1983. Figure 4 on page 13 tracks annual fuel selections for new housing constructed on-site in Delaware over the last ten years.

In summary, the typical new housing unit built on-site in Delaware in 1984 was a mid-sized three-bedroom single family home heated with an electric heat pump.

MOBILE HOME SALES

Mobile homes titled in Delaware in 1984 totalled 1,519, not quite matching last year's record level of 1,525, but 1984's sales are the second highest recorded in eleven years. Sixty-three percent, 956, were titled and placed in Kent County and are the most recorded ever by the State Division of Motor Vehicles for that county. Kent County planning officials cite the increase in mobile home parks from 32 in 1970 to 72 currently in operation. The growth, they report, has been largely south and east of the City of Dover.

Both New Castle and Sussex County mobile sales dropped by 71% and 27% respectively with 27 and 536 titles recorded in 1984 compared to 92 and 738 recorded last year. Sales in New Castle County this year were the lowest ever, and although mobile homes titled in Sussex County were down from the all time high record level in 1983, the 536 units there were still the second highest recorded in eleven years.

New mobile home activity since 1980 by county is shown in Figure 5 on page 14.

HOUSING REHABILITATION

Repairing and restoring housing units is an integral part of preserving Delaware's existing housing supply, and in 1984, 1,139 housing units were substantially rehabilitated. This year's effort is nearly double home alterations and additions performed in 1983. Nearly three fourths of this year's work occurred in New Castle County, primarily in the City of Wilmington via the Wilmington Housing Authority's federally funded program to upgrade their public housing units to code compliance standards and make them more energy efficient. The statewide cost per unit in 1984 was $17,198, up

Fig. 4

ANNUAL FUEL SELECTION BY %

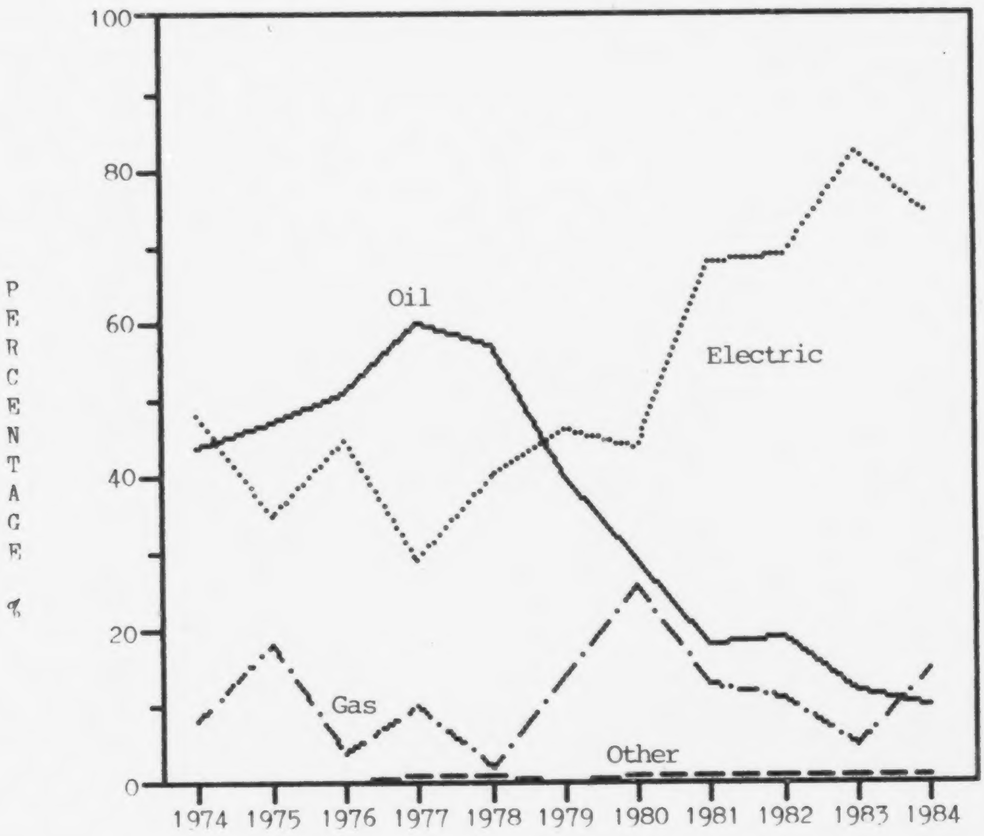
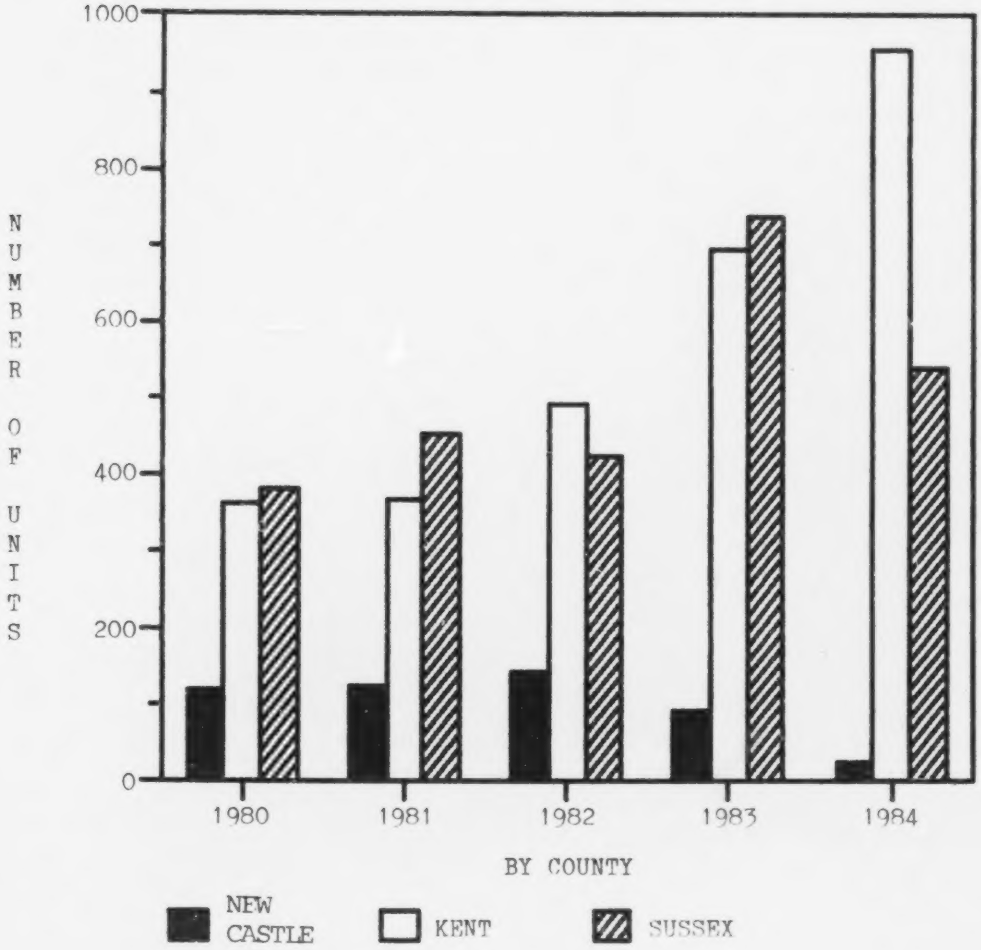


Fig. 5

YEARLY MOBILE HOME SALES
1980-1984



Other home rehabilitation efforts are contained in Chart 7 of Appendix A. Many of the units substantially rehabilitated this year in Kent and Sussex Counties were done with funds from the State's Community Development Block Grant Program.

NATIONAL HOUSING PICTURE

The U.S. Department of Commerce reports that mild weather and lower mortgage rates in the fourth quarter of 1984 helped push new home starts in 1984 to 1,744,700 units, their highest level in five years and a 2.4% increase from national housing starts in 1983. Single family starts in 1984 totalled 1.08 million units, 1% more than in 1983, and multi-unit starts last year also increased to 665,000, 5% over starts in 1983.

New housing construction increased in every region of the country except the South. The Northeast region realized the most increase of 21% above 1983's production level.

Forecasting economists differ widely on timing of likely interest rate changes, the Commerce Department adds, but growth in single family construction is still predicted in 1985. Hesitation over the Treasury Department's tax-revision plan slowed down multi-family construction in 1984, and these factors will influence 1985's outlook for apartment construction as well.

HOUSING PRODUCTION VOLUME
1970-1984

	1970	1971	1972	1973	1974	1975	1976	1977	1978	1979	1980	1981	1982	1983	1984
SINGLE FAMILY															
NCC	1,697	2,078	2,026	1,987	725	885	1,247	1,559	1,441	1,185	1,328	857	664	1,318	1,466
KENT	311	650	552	761	570	450	538	550	443	372	198	133	244	375	456
SUSSEX	562	854	1,066	1,024	651	599	637	755	733	642	552	573	577	856	758
STATE	2,570	3,582	3,644	3,772	1,946	1,934	2,422	2,864	2,617	2,199	2,078	1,563	1,485	2,549	2,680
MULTI-FAMILY															
NCC	1,476	2,114	2,325	2,790	901	668	84	920	299	566	368	170	921	235	836
KENT	60	214	707	510	93	441	4	14	102	161	11	0	146	51	185
SUSSEX	30	297	473	614	215	2	83	170	98	82	186	310	366	459	489
STATE	1.566	2,625	3,505	3,914	1,209	1,111	171	1,104	499	809	565	480	1,433	745	1,510
MOBILE HOME SALES															
NCC	437	337	364	354	187	98	285	269	178	98	122	125	146	92	27
KENT	843	792	638	938	605	410	474	487	514	584	360	367	491	695	956
SUSSEX	391	574	670	668	469	326	140	174	273	466	380	454	424	738	536
STATE	1,671	1,704	1,672	1,960	1,261	834	899	930	965	1,148	862	946	1,061	1,525	1,519
TOTAL PRODUCTION															
NCC	3,610	4,529	4,715	4,705	1,813	1,651	1,616	2,748	1,918	1,849	1,818	1,152	1,731	1,645	2,329
KENT	1,214	1,656	1,897	2,209	1,268	1,301	1,016	1,051	1,059	1,117	569	500	881	1,121	1,597
SUSSEX	983	1,725	2,209	2,306	1,335	927	860	1,099	1,104	1,190	1,118	1,337	1,367	2,053	1,783
STATE	5,807	7,911	8,821	9,646	4,416	3,879	3,492	4,898	4,081	4,156	3,505	2,989	3,979	4,819	5,709

APPENDIX A

HOUSING DATA CHARTS

1 - 8

NEW CASTLE COUNTY

CHART 1-A: ON-SITE PERMITS ISSUED AND MOBILE HOME SALES

LOCATION	STRUCTURE	4th QTR.	1983 TOTAL	1984 1st QTR.	2nd QTR.	3rd QTR.	4th QTR.	1984 TOTAL
Bellefonte	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
Elsmere	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
New Castle	S-F	0	0	3	3	0	1	7
	M-F	0	5	0	0	0	0	0
Newark	S-F	8	20	17	15	15	24	71
	M-F	0	50	0	0	16	0	16
Newport	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
Odessa	S-F	0	0	-	-	-	-	-
	M-F	0	0	-	-	-	-	-
Wilmington	S-F	11	41	19	6	8	26	59
	M-F	0	0	0	43	15	50	108
New Castle Co. Balance	S-F	317	1,257	290	303	273	463	1,329
	M-F	69	180	11	15	468	218	712
New Castle Co. Total On-Site Activity	S-F	336	1,318	329	327	296	514	1,466
	M-F	69	235	11	58	499	268	836
	Total	405	1,553	340	385	795	782	2,302
County Mobile Home Sales		7	92	2	9	7	9	27
TOTAL COUNTY PRODUCTION		412	1,645	342	394	802	791	2,329

KENT COUNTY

CHART 1-B: ON-SITE PERMITS ISSUED AND MOBILE HOME SALES

LOCATION	STRUCTURE	4th QTR.	1983 TOTAL	1984 1st QTR.	2nd QTR.	3rd QTR.	4th QTR.	1984 TOTAL
Camden	S-F	0	0	0	0	1	0	1
	M-F	0	0	0	0	0	0	0
Dover	S-F	62	194	22	89	67	42	220
	M-F	0	0	0	0	50	0	50
Harrington	S-F	0	2	0	2	1	0	3
	M-F	0	0	0	0	0	0	0
Milford (K)	S-F	0	2	0	0	0	0	0
	M-F	0	0	0	0	5	0	5
Smyrna	S-F	3	20	6	3	4	8	21
	M-F	0	21	0	10	0	0	10
Kent County Balance	S-F	28	157	46	58	53	54	211
	M-F	0	30	30	42	48	0	120
Kent County Total On-Site Activity	S-F	93	375	74	152	126	104	456
	M-F	0	51	30	52	103	0	185
	Total	93	426	104	204	229	104	641
County Mobile Home Sales		208	695	184	278	230	264	956
TOTAL COUNTY PRODUCTION		301	1,121	288	482	459	368	1,597

SUSSEX COUNTY

CHART 1-C: ON-SITE PERMITS ISSUED AND MOBILE HOME SALES

LOCATION	STRUCTURE	4th QTR.	1983 TOTAL	1984 1st QTR.	2nd QTR.	3rd QTR.	4th QTR.	1984 TOTAL
Bethany	S-F	45	175	-	62	47	23	132
	M-F	0	0	-	0	0	0	0
Bethel	S-F	0	2	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
Blades	S-F	0	2	0	0	0	2	2
	M-F	0	0	0	0	0	0	0
Bridgeville	S-F	0	1	0	0	0	1	1
	M-F	0	0	0	0	0	0	0
Dagsboro	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
Delmar	S-F	0	1	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
Dewey Beach	S-F	2	30	0	0	0	5	5
	M-F	0	10	0	0	0	0	0
Fenwick Island	S-F	1	3	4	0	0	0	4
	M-F	0	0	0	0	0	0	0
Georgetown	S-F	0	5	0	2	3	3	8
	M-F	0	0	0	0	0	0	0
Greenwood	S-F	0	0	0	0	0	0	0
	M-F	6	6	0	0	0	0	0
Henlopen Acres	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
Laurel	S-F	2	5	1	0	0	5	6
	M-F	0	0	0	0	0	0	0
Lewes	S-F	86	132	2	0	4	18	24
	M-F	0	13	0	0	0	3	3
Milford (S)	S-F	2	10	3	2	1	2	8
	M-F	0	0	0	4	0	32	36
Millsboro	S-F	1	2	2	1	1	2	6
	M-F	0	0	0	0	0	0	0
Milton	S-F	0	2	0	1	0	0	1
	M-F	0	0	0	0	0	0	0
Ocean View	S-F	5	15	2	7	5	3	17
	M-F	0	0	0	0	0	0	0
Rehoboth	S-F	0	9	0	0	1	1	2
	M-F	0	0	0	0	0	0	0
Seaford	S-F	0	3	4	2	3	1	10
	M-F	0	0	0	4	40	18	62
Selbyville	S-F	1	4	2	2	1	2	7
	M-F	30	30	0	0	0	0	0
Slaughter Beach	S-F	-	-	-	-	-	-	-
	M-F	-	-	-	-	-	-	-
South Bethany	S-F	39	39	27	19	7	14	67
	M-F	0	0	0	0	0	0	0
Sussex County Balance	S-F	47	415	148	109	108	93	458
	M-F	6	400	229	89	46	24	388
Sussex County Total On-Site Activity	S-F	231	856	195	207	181	175	758
	M-F	42	459	229	97	86	77	489
	Total	273	1,315	424	304	267	252	1,247
County Mobile Home Sales		178	738	82	131	158	165	536
TOTAL COUNTY PRODUCTION		451	2,053	506	435	425	417	1,783
STATEWIDE HOUSING PRODUCTION	S-F	660	2,549	598	686	603	793	2,680
	M-F	111	745	270	207	688	345	1,510
	Total	771	3,294	868	893	1,291	1,138	4,190
	M-H	393	1,525	268	418	395	438	1,519
	TOTAL	1,164	4,819	1,136	1,311	1,686	1,576	5,709

CHART 2-A: TOTAL COST ON-SITE CONSTRUCTION
(REPORTED FROM PERMITS)

NEW CASTLE COUNTY

LOCATION	STRUCTURE	4th QTR.	1983 TOTAL	1984 1st QTR.	2nd QTR.	3rd QTR.	4th QTR.	1984 TOTAL
Bellefonte	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
Elsmere	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
New Castle	S-F	0	0	190,000	300,000	0	35,000	525,000
	M-F	0	250,000	0	0	0	0	0
Newark	S-F	184,702	555,102	492,000	305,000	665,357	864,389	2,326,746
	M-F	0	1,075,557	0	0	463,732	0	463,732
Newport	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
Odessa	S-F	0	0	-	-	-	-	-
	M-F	0	0	-	-	-	-	-
Wilmington	S-F	395,000	1,718,000	680,000	250,000	343,000	1,341,000	2,614,000
	M-F	0	0	0	1,500,000	500,000	3,000,000	5,000,000
New Castle Co. Balance	S-F	11,560,881	43,231,546	8,963,948	13,795,470	10,892,647	16,945,037	50,597,102
	M-F	3,547,000	8,703,000	715,000	551,950	14,471,588	5,163,400	20,901,938
New Castle Co. TOTAL	S-F	12,140,583	45,504,648	10,325,948	14,650,470	11,901,004	19,185,426	56,062,848
	M-F	3,547,000	10,028,557	715,000	2,051,950	15,435,320	8,136,400	26,365,670
	TOTAL	15,687,583	55,533,205	11,040,948	16,702,420	27,336,324	27,321,826	82,428,518

CHART 2-B: TOTAL COST ON-SITE CONSTRUCTION
(REPORTED FROM PERMITS)

KENT COUNTY

LOCATION	STRUCTURE	4th QTR.	1983 TOTAL	1984 1st QTR.	2nd QTR.	3rd QTR.	4th QTR.	1983 TOTAL
Camden	S-F	0	0	0	0	40,265	0	40,265
	M-F	0	0	0	0	0	0	0
Dover	S-F	1,789,000	6,023,179	646,000	2,815,000	2,146,600	1,413,000	7,020,600
	M-F	0	0	0	0	1,600,000	0	1,600,000
Harrington	S-F	0	68,500	0	74,300	35,000	0	109,300
	M-F	0	0	0	0	0	0	0
Milford (K)	S-F	0	69,000	0	0	0	0	0
	M-F	0	0	0	0	175,000	0	175,000
Smyrna	S-F	208,040	913,680	233,060	145,263	122,090	285,640	786,053
	M-F	0	749,000	0	200,000	0	0	200,000
Kent County Balance	S-F	1,518,925	7,959,815	2,374,251	2,237,382	2,780,065	2,790,897	10,182,595
	M-F	0	750,000	564,000	738,000	924,820	0	2,226,820
Kent County TOTAL	S-F	3,515,965	15,034,174	3,253,311	6,271,945	5,124,020	4,489,537	19,138,813
	M-F	0	1,499,000	564,000	938,000	2,699,820	0	4,201,820
	TOTAL	3,515,965	16,533,174	3,817,311	7,209,945	7,823,840	4,489,537	23,340,633

CHART 2-C: TOTAL COST ON-SITE CONSTRUCTION
(REPORTED FROM PERMITS)

SUSSEX COUNTY

LOCATION	STRUCTURE	4th QTR.	1983 TOTAL	1984 1st QTR.	2nd QTR.	3rd QTR.	4th QTR.	1984 TOTAL
Bethany	S-F	2,116,911	8,374,128	-	2,660,466	2,288,336	1,485,600	6,434,402
	M-F	0	0	-	0	0	0	0
Bethel	S-F	0	71,900	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
Blades	S-F	0	48,010	0	0	0	71,037	71,037
	M-F	0	0	0	0	0	0	0
Bridgeville	S-F	0	65,000	0	0	0	40,000	40,000
	M-F	0	0	0	0	0	0	0
Dagsboro	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
Delmar	S-F	0	35,000	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
Dewey Beach	S-F	97,000	1,077,000	0	0	0	456,000	456,500
	M-F	0	103,000	0	0	0	0	0
Fenwick Island	S-F	48,500	153,250	256,000	0	0	0	256,000
	M-F	0	0	0	0	0	0	0
Georgetown	S-F	0	191,900	0	91,000	108,000	287,500	486,500
	M-F	0	0	0	0	0	0	0
Greenwood	S-F	0	0	0	0	0	0	0
	M-F	140,000	140,000	0	0	0	0	0
Henlopen Acres	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
Laurel	S-F	162,410	263,310	33,600	0	0	174,100	207,700
	M-F	0	0	0	0	0	0	0
Lewes	S-F	4,180,600	6,831,435	80,000	0	209,106	1,003,150	1,292,256
	M-F	0	330,000	0	0	0	60,000	60,000
Milford (S)	S-F	67,000	387,500	231,225	119,800	65,000	66,000	482,025
	M-F	0	0	0	80,000	0	800,000	880,000
Millsboro	S-F	83,000	125,559	83,000	34,750	69,000	87,000	273,750
	M-F	0	0	0	0	0	0	0
Milton	S-F	0	103,000	0	30,000	0	0	30,000
	M-F	0	0	0	0	0	0	0
Ocean View	S-F	224,000	782,200	96,000	292,900	219,500	152,600	761,000
	M-F	0	0	0	0	0	0	0
Rehoboth	S-F	0	530,585	0	0	80,000	60,000	140,000
	M-F	0	0	0	0	0	0	0
Seaford	S-F	0	116,000	169,955	83,979	193,719	90,000	537,653
	M-F	0	0	0	75,000	1,262,500	500,000	1,837,500
Selbyville	S-F	85,000	257,235	110,400	85,000	31,000	71,800	298,200
	M-F	775,600	775,600	0	0	0	0	0
Slaughter Beach	S-F	-	-	-	-	-	-	-
	M-F	-	-	-	-	-	-	-
South Bethany	S-F	2,079,350	2,079,350	1,589,177	1,294,850	478,350	839,705	4,202,082
	M-F	0	0	0	0	0	0	0
Sussex County Balance	S-F	3,482,277	21,374,789	6,769,239	5,606,516	5,508,323	4,165,993	22,050,071
	M-F	400,000	14,100,272	9,598,360	4,259,628	2,931,750	1,516,000	18,305,738
Sussex County TOTAL	S-F	12,626,048	43,771,526	9,418,596	10,299,261	9,250.334	9,050,485	38,018,676
	M-F	1,315,600	15,448,872	9,598,360	4,414,628	4,194,250	2,876,000	21,083,238
	TOTAL	13,914,648	58,220,398	19,016,956	14,713,889	13,444,584	11,926,485	59,101,914
STATEWIDE	S-F	28,282,596	103,310,348	22,997,855	31,221,676	26,275,358	32,725,448	113,220,337
	M-F	4,862,600	26,976,429	10,877,360	7,404,578	22,329,390	11,012,400	51,623,728
	TOTAL	33,145,196	130,286,777	33,875,215	38,626,254	48,604,748	43,737,848	164,844,065

CHART 3-A: AVERAGE COST ON-SITE CONSTRUCTION
(REPORTED FROM PERMITS)
NEW CASTLE COUNTY

LOCATION	STRUCTURE	4th QTR.	1983 TOTAL	1984 1st QTR.	2nd QTR.	3rd QTR.	4th QTR.	1984 TOTAL
Bellefonte	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
Elsmere	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
New Castle	S-F	0	0	63,333	100,000	0	35,000	75,000
	M-F	0	50,000	0	0	0	0	0
Newark	S-F	23,088	27,755	28,941	20,333	44,357	36,016	32,771
	M-F	0	21,511	0	0	28,983	0	28,983
Newport	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
Odessa	S-F	0	0	-	-	-	-	-
	M-F	0	0	-	-	-	-	-
Wilmington	S-F	35,909	41,902	35,789	41,667	42,875	51,577	44,305
	M-F	0	0	0	34,884	33,333	60,000	46,296
New Castle Co. Balance	S-F	36,470	34,393	30,910	45,530	39,900	36,598	38,072
	M-F	51,406	48,350	65,000	36,797	30,922	23,685	29,357
New Castle Co. TOTAL	S-F	36,133	34,526	31,386	44,803	40,206	37,326	38,242
	M-F	51,406	42,675	65,000	35,378	30,933	30,360	31,538
	TOTAL	38,735	35,759	32,473	43,383	34,385	34,938	35,807

CHART 3-B: AVERAGE ON-SITE CONSTRUCTION
(REPORTED FROM PERMITS)
KENT COUNTY

LOCATION	STRUCTURE	4th QTR	1983 TOTAL	1984 1st QTR.	2nd QTR.	3rd QTR.	4th QTR.	1984 TOTAL
Camden	S-F	0	0	0	0	40,265	0	40,265
	M-F	0	0	0	0	0	0	0
Dover	S-F	28,855	31,047	29,634	31,629	32,039	33,643	31,912
	M-F	0	0	0	0	32,000	0	32,000
Harrington	S-F	0	34,250	0	37,150	35,000	0	36,433
	M-F	0	0	0	0	0	0	0
Milford (K)	S-F	0	34,500	0	0	0	0	0
	M-F	0	0	0	0	35,000	0	35,000
Smyrna	S-F	69,347	45,684	38,843	48,421	30,523	35,705	37,431
	M-F	0	35,667	0	20,000	0	0	20,000
Kent County Balance	S-F	54,247	50,699	51,614	55,817	52,454	51,683	48,259
	M-F	0	25,000	18,800	17,571	19,267	0	18,557
Kent County TOTAL	S-F	37,807	40,091	43,964	41,263	40,667	43,169	41,971
	M-F	0	39,392	18,800	18,038	26,212	0	22,713
	TOTAL	37,807	38,810	36,705	35,343	34,165	43,169	36,413

CHART 3-C: AVERAGE COST ON-SITE CONSTRUCTION
(REPORTED FROM PERMITS)
SUSSEX COUNTY

LOCATION	STRUCTURE		1983	1984				1984
		4th QTR.	TOTAL	1st QTR.	2nd QTR.	3rd QTR.	4th QTR.	TOTAL
Bethany	S-F	47,042	47,852	-	42,911	48,688	64,591	48,745
	M-F	0	0	-	0	0	0	0
Bethel	S-F	0	35,950	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
Blades	S-F	0	24,005	0	0	0	35,519	35,519
	M-F	0	0	0	0	0	0	0
Bridgeville	S-F	0	65,000	0	0	0	40,000	40,000
	M-F	0	0	0	0	0	0	0
Dagsboro	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
Delmar	S-F	0	35,000	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
Dewey Beach	S-F	48,500	35,900	0	0	0	91,200	91,200
	M-F	0	10,300	0	0	0	0	0
Fenwick Island	S-F	48,500	51,083	64,000	0	0	0	64,000
	M-F	0	0	0	0	0	0	0
Georgetown	S-F	0	38,380	0	45,500	36,000	95,833	60,000
	M-F	0	0	0	0	0	0	0
Greenwood	S-F	0	0	0	0	0	0	0
	M-F	23,333	23,333	0	0	0	0	0
Henlopen Acres	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
Laurel	S-F	81,205	52,662	33,600	0	0	34,820	34,617
	M-F	0	0	0	0	0	0	0
Lewes	S-F	48,612	51,753	40,000	0	52,277	55,731	53,844
	M-F	0	25,385	0	0	0	20,000	20,000
Milford (S)	S-F	33,500	38,750	77,075	59,900	65,000	33,000	60,253
	M-F	0	0	0	20,000	0	25,000	24,444
Millsboro	S-F	83,000	62,799	41,500	34,750	69,000	43,500	45,625
	M-F	0	0	0	0	0	0	0
Milton	S-F	0	51,500	0	30,000	0	0	30,000
	M-F	0	0	0	0	0	0	0
Ocean View	S-F	44,800	48,887	48,000	41,843	43,900	50,867	44,765
	M-F	0	0	0	0	0	0	0
Rehoboth	S-F	0	58,954	0	0	80,000	60,000	70,000
	M-F	0	0	0	0	0	0	0
Seaford	S-F	0	38,667	42,489	41,989	64,573	90,000	53,765
	M-F	0	0	0	18,750	31,000	27,778	29,637
Selbyville	S-F	85,000	64,309	55,200	42,500	31,000	35,900	42,600
	M-F	25,853	25,853	0	0	0	0	0
Slaughter Beach	S-F	-	-	-	-	-	-	-
	M-F	-	-	-	-	-	-	-
South Bethany	S-F	53,317	53,317	58,858	68,150	68,336	59,979	62,718
	M-F	0	0	0	0	0	0	0
Sussex County Balance	S-F	74,091	51,506	45,738	51,436	51,003	44,796	48,144
	M-F	66,667	35,251	41,914	47,861	63,734	63,167	47,180
Sussex County TOTAL	S-F	54,658	51,135	48,300	49,755	51,107	51,717	50,157
	M-F	31,324	33,658	41,914	45,512	48,770	37,351	43,115
	TOTAL	51,068	44,274	44,851	48,401	50,354	47,327	47,395
STATEWIDE	S-F	42,852	40,852	38,458	45,513	43,574	41,268	42,246
	M-F	43,807	36,210	40,287	35,771	32,456	31,920	34,188
	TOTAL	42,990	39,553	39,027	43,254	37,649	38,434	39,342

CHART 4A: NUMBER OF BEDROOMS IN NEW HOUSING UNITS

LOCATION	4th QUARTER								1983 TOTAL							
	1 BR		2 BR		3 BR		4 BR		1 BR		2 BR		3 BR		4 BR	
	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF
NEW CASTLE																
Bellefonte	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Elsmere	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
New Castle	0	0	0	0	0	0	0	0	0	0	0	3	0	2	0	0
Newark	0	0	0	0	3	0	5	0	0	25	8	25	5	0	7	0
Newport	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Odessa	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Wilmington	0	0	0	0	11	0	0	0	0	0	10	0	30	0	1	0
County Balance	0	26	60	43	162	0	95	0	2	36	341	138	543	6	371	0
COUNTY TOTAL	0	26	60	43	176	0	100	0	2	61	359	166	578	8	379	0
KENT																
Camden	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dover	0	0	31	0	24	0	7	0	0	0	79	0	89	0	26	0
Harrington	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0
Milford (K)	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0
Smyrna	0	0	0	0	2	0	1	0	0	0	2	12	16	6	2	3
County Balance	1	0	4	0	19	0	4	0	5	24	23	6	115	0	14	0
COUNTY TOTAL	1	0	35	0	45	0	12	0	5	24	104	18	224	6	42	3
SUSSEX																
Bethany	1	0	9	0	24	0	11	0	1	0	39	0	103	0	32	0
Bethel	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0
Blades	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0
Bridgeville	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0
Dagsboro	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Delmar	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0
Dewey Beach	0	0	1	0	1	0	0	0	17	6	6	4	7	0	0	0
Fenwick Island	0	0	0	0	0	0	1	0	1	0	0	0	1	0	1	0
Georgetown	0	0	0	0	0	0	0	0	0	0	0	0	5	0	0	0
Greenwood	0	6	0	0	0	0	0	0	0	6	0	0	0	0	0	0
Henlopen Acres	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Laurel	0	0	0	0	2	0	0	0	0	0	0	0	5	0	0	0
Lewes	1	0	85	0	0	0	0	0	4	0	120	13	5	0	3	0
Milford (S)	0	0	0	0	2	0	0	0	0	0	1	0	8	0	1	0
Millsboro	0	0	0	0	1	0	0	0	0	0	0	0	2	0	0	0
Milton	0	0	0	0	0	0	0	0	0	0	1	0	1	0	0	0
Ocean View	0	0	0	0	5	0	0	0	0	0	5	0	9	0	1	0
Rehoboth	0	0	0	0	0	0	0	0	3	0	0	0	6	0	0	0
Seaford	0	0	0	0	0	0	0	0	0	0	1	0	1	0	1	0
Selbyville	0	10	0	20	1	0	0	0	0	10	0	20	4	0	0	0
Slaughter Beach	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
South Bethany	0	0	0	0	35	0	4	0	0	0	0	0	35	0	4	0
County Balance	0	0	32	0	15	0	0	6	1	56	165	183	229	161	21	6
COUNTY TOTAL	2	16	127	20	86	0	16	6	27	72	338	220	427	161	64	6
STATEWIDE TOTAL	3	42	229	63	307	0	121	6	34	157	801	404	1,229	175	485	9

CHART 4B: NUMBER OF BEDROOMS IN NEW HOUSING UNITS

LOCATION	4th QUARTER 1984								1984 TOTAL							
	1 BR		2 BR		3 BR		4 BR		1 BR		2 BR		3 BR		4 BR	
	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF
NEW CASTLE																
Bellefonte	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Elsmere	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
New Castle	0	0	0	0	1	0	0	0	0	0	0	0	7	0	0	0
Newark	0	0	1	0	21	0	2	0	0	8	10	8	54	0	7	0
Newport	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Odessa	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Wilmington	0	21	6	29	20	0	0	0	0	54	16	54	43	0	0	0
County Balance	6	39	88	177	208	2	161	0	7	240	244	443	652	29	426	0
COUNTY TOTAL	6	60	95	206	250	2	163	0	7	302	270	505	756	29	433	0
KENT																
Camden	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0
Dover	0	0	9	0	29	0	4	0	0	50	95	0	109	0	16	0
Harrington	0	0	0	0	0	0	0	0	0	0	1	0	2	0	0	0
Milford (K)	0	0	0	0	0	0	0	0	0	0	0	3	0	2	0	0
Smyrna	0	0	0	0	8	0	0	0	0	0	0	10	20	0	1	0
County Balance	0	0	8	0	38	0	8	0	3	96	39	24	146	0	23	0
COUNTY TOTAL	0	0	17	0	75	0	12	0	3	146	136	37	277	2	40	0
SUSSEX																
Bethany	0	0	0	0	11	0	12	0	0	0	19	0	88	0	25	0
Bethel	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Blades	0	0	0	0	2	0	0	0	0	0	0	0	2	0	0	0
Bridgeville	0	0	0	0	1	0	0	0	0	0	0	0	1	0	0	0
Dagsboro	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Delmar	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dewey Beach	0	0	0	0	1	0	4	0	0	0	0	0	1	0	4	0
Fenwick Island	0	0	0	0	0	0	0	0	0	0	0	0	4	0	0	0
Georgetown	0	0	1	0	0	0	2	0	0	0	2	0	4	0	2	0
Greenwood	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Henlopen Acres	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Laurel	0	0	0	0	5	0	0	0	0	0	0	0	6	0	0	0
Lewes	0	0	0	3	18	0	0	0	1	0	1	3	22	0	0	0
Milford (S)	0	16	0	16	2	0	0	0	0	18	0	18	6	0	2	0
Millsboro	0	0	0	0	2	0	0	0	0	0	0	0	6	0	0	0
Milton	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0
Ocean View	0	0	0	0	3	0	0	0	0	0	0	0	17	0	0	0
Rehoboth	0	0	0	0	0	0	1	0	0	0	1	0	0	0	1	0
Seaford	0	0	0	18	1	0	0	0	0	24	0	38	10	0	0	0
Selbyville	0	0	0	0	2	0	0	0	0	0	0	0	7	0	0	0
Slaughter Beach	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
South Bethany	0	0	1	0	6	0	7	0	0	0	11	0	44	0	12	0
County Balance	0	0	45	2	47	20	1	2	11	12	164	146	257	196	26	34
COUNTY TOTAL	0	16	47	39	106	20	22	2	12	54	199	205	475	196	72	34
STATEWIDE TOTAL	6	76	159	245	431	22	197	2	22	502	605	747	1,508	227	545	34

CHART 5: NUMBER OF UNITS BY SQUARE FOOT PER UNIT

LOCATION	4th QUARTER			1983 TOTAL			4th QUARTER			1984 TOTAL		
	under 1000	1000-1500	over 1500	under 1000	1000 - 1500	over 1500	under 1000	1000-1500	over 1500	under 1000	1000-1500	over 1500
NEW CASTLE												
Bellefonte	0	0	0	0	0	0	0	0	0	0	0	0
Elsmere	0	0	0	0	0	0	0	0	0	0	0	0
New Castle	0	0	0	0	5	0	0	1	0	0	7	0
Newark	1	3	4	51	11	8	7	11	6	54	19	55
Newport	0	0	0	0	0	0	0	0	0	0	0	0
Odessa	0	0	0	0	0	0	-	-	-	-	-	-
Wilmington	0	11	0	0	12	29	0	10	66	33	50	84
County Balance	39	111	236	128	468	841	9	363	309	289	855	901
COUNTY TOTAL	40	125	240	179	496	878	16	385	381	376	931	995
KENT												
Camden	0	0	0	0	0	0	0	0	0	1	0	0
Dover	0	55	7	11	137	46	2	30	10	52	184	34
Harrington	0	0	0	1	1	0	0	0	0	0	2	1
Milford (K)	0	0	0	0	2	0	0	0	0	0	5	0
Smyrna	0	2	1	14	25	3	0	7	1	10	19	2
County Balance	2	12	14	42	61	84	2	24	28	100	133	98
COUNTY TOTAL	2	69	22	66	227	133	4	61	39	163	343	135
SUSSEX												
Bethany	0	23	22	0	125	50	0	7	16	0	77	55
Bethel	0	0	0	0	2	0	0	0	0	0	0	0
Blades	0	0	0	0	2	0	0	2	0	0	2	0
Bridgeville	0	0	0	0	0	1	0	1	0	0	1	0
Dagsboro	0	0	0	0	0	0	0	0	0	0	0	0
Delmar	0	0	0	0	1	0	0	0	0	0	0	0
Dewey Beach	0	0	2	27	5	8	0	0	5	0	0	5
Fenwick Island	0	1	0	1	1	1	0	0	0	0	2	2
Georgetown	0	0	0	1	4	0	0	1	2	0	5	3
Greenwood	6	0	0	6	0	0	0	0	0	0	0	0
Henlopen Acres	0	0	0	0	0	0	0	0	0	0	0	0
Laurel	0	1	1	0	3	2	0	5	0	0	6	0
Lewes	0	2	84	11	46	88	3	18	0	3	23	1
Milford (S)	0	2	0	0	8	2	32	2	0	36	3	5
Millsboro	0	0	1	0	0	2	0	1	1	0	2	4
Milton	0	0	0	0	1	1	0	0	0	0	1	0
Ocean View	0	5	0	0	15	1	0	2	1	0	16	1
Rehoboth	0	0	0	0	4	5	0	0	1	0	0	2
Seaford	0	0	0	0	1	2	18	1	0	63	7	2
Selbyville	30	0	1	30	0	4	0	2	0	1	4	2
Slaughter Beach	-	-	-	-	-	-	-	-	-	-	-	-
South Bethany	0	27	12	0	27	12	1	3	10	2	20	45
County Balance	15	38	0	363	337	115	4	57	56	125	461	260
COUNTY TOTAL	51	99	123	439	582	294	58	102	92	230	630	387
STATEWIDE TOTAL	93	293	385	683	1,306	1,305	78	548	512	769	1,904	1,517

CHART 6: HEATING FUEL IN NEW HOUSING UNITS

LOCATION	NUMBER OF NEW UNITS WITH SPECIFIED FUEL															
	4th QUARTER				1983 TOTAL				4th QUARTER				1984 TOTAL			
	Oil	Gas	Elec.	Other	Oil	Gas	Elec.	Other	Oil	Gas	Elec.	Other	Oil	Gas	Elec.	Other
NEW CASTLE																
Bellefonte	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Elsmere	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
New Castle	0	0	0	0	0	5	0	0	0	0	1	0	0	6	1	0
Newark	1	1	6	0	2	2	66	0	1	1	22	0	5	2	80	0
Newport	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Odessa	0	0	0	0	0	0	0	0	-	-	-	-	-	-	-	-
Wilmington	0	0	11	0	10	3	28	0	0	1	75	0	0	5	162	0
County Balance	106	3	277	0	331	105	1,001	0	21	31	627	2	178	489	1,364	10
COUNTY TOTAL	107	4	294	0	343	110	1,100	0	22	33	725	2	183	502	1,607	10
KENT																
Camden	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0
Dover	6	4	52	0	19	16	159	0	22	15	5	0	52	85	132	1
Harrington	0	0	0	0	0	0	2	0	0	0	0	0	0	0	3	0
Milford (K)	0	0	0	0	0	0	2	0	0	0	0	0	0	0	5	0
Smyrna	0	0	2	1	0	23	11	7	0	1	7	0	0	12	19	0
County Balance	2	1	23	2	17	6	156	8	10	0	40	4	27	3	286	15
COUNTY TOTAL	8	5	77	3	36	45	330	15	32	16	52	4	79	100	446	16
SUSSEX																
Bethany	0	0	45	0	0	0	175	0	0	0	23	0	0	0	132	0
Bethel	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0
Blades	0	0	0	0	0	0	2	0	0	0	2	0	0	0	2	0
Bridgeville	0	0	0	0	0	0	1	0	0	0	1	0	0	0	1	0
Dagsboro	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Delmar	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
Dewey Beach	2	0	0	0	2	0	38	0	4	0	1	0	4	0	1	0
Fenwick Island	0	0	1	0	0	0	3	0	0	0	0	0	0	0	4	0
Georgetown	0	0	0	0	0	0	5	0	0	0	3	0	0	0	6	2
Greenwood	0	0	6	0	0	0	6	0	0	0	0	0	0	0	0	0
Henlopen Acres	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Laurel	0	0	2	0	0	0	5	0	0	0	5	0	0	0	6	0
Lewes	1	0	85	0	3	0	141	1	8	0	13	0	8	0	18	1
Milford (S)	0	0	2	0	1	0	9	0	0	0	34	0	0	0	44	0
Millsboro	0	0	1	0	0	0	2	0	0	0	2	0	0	1	5	0
Milton	0	0	0	0	0	0	2	0	0	0	0	0	0	0	1	0
Ocean View	0	0	5	0	0	0	16	0	0	0	3	0	0	0	17	0
Rehoboth	0	0	0	0	0	0	9	0	0	0	1	0	0	0	2	0
Seaford	0	0	0	0	0	1	2	0	0	1	18	0	41	1	30	0
Selbyville	0	0	31	0	0	0	34	0	0	0	2	0	0	0	7	0
Slaughter Beach	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
South Bethany	0	0	39	0	0	0	39	0	0	0	14	0	0	0	67	0
County Balance	2	4	46	1	27	6	773	9	30	3	81	3	94	24	712	16
COUNTY TOTAL	5	4	263	1	34	7	1,264	10	42	4	203	3	147	26	1,055	19
STATEWIDE TOTAL	120	13	634	4	413	162	2,694	25	96	53	980	9	409	628	3,108	45

CHART 7: REHABILITATION HOUSING (UNITS AND COST)
$000

LOCATION	1983				1984			
	4th QTR.		TOTAL		4th QTR.		TOTAL	
	UNITS	COST	UNITS	COST	UNITS	COST	UNITS	COST
NEW CASTLE								
Bellefonte	0	0	0	0	0	0	0	0
Elsmere	4	28	6	88	2	20	7	75
New Castle	0	0	0	0	0	0	0	0
Newark	9	101	24	305	6	49	25	298
Newport	0	0	0	0	0	0	0	0
Odessa	0	0	1	14	–	–	–	–
Wilmington	46	776	244	3,027	164	3,592	556	10,584
County Balance	33	407	127	1,432	79	1,159	231	3,753
COUNTY TOTAL	92	1,311	402	4,875	251	4,820	829	14,710
KENT								
Camden	0	0	0	0	0	0	3	21
Dover	8	159	30	271	9	134	36	506
Harrington	0	0	0	0	0	0	4	64
Milford (K)	1	15	1	15	4	44	7	81
Smyrna	0	0	2	29	0	0	0	0
County Balance	13	172	62	724	28	342	89	1,240
COUNTY TOTAL	22	346	95	1,139	41	520	135	1,912
SUSSEX								
Bethany	0	0	0	0	1	31	1	31
Bethel	0	0	1	15	0	0	0	0
Blades	1	8	2	18	0	0	0	0
Bridgeville	1	10	1	10	0	0	1	45
Dagsboro	0	0	0	0	1	23	1	23
Delmar	0	0	0	0	1	7	4	27
Dewey Beach	0	0	0	0	0	0	0	0
Fenwick Island	0	0	0	0	0	0	0	0
Georgetown	0	0	2	21	2	13	13	110
Greenwood	0	0	0	0	0	0	0	0
Henlopen Acres	1	50	1	50	0	0	0	0
Laurel	0	0	4	25	2	35	6	93
Lewes	7	133	13	244	10	311	38	998
Milford (S)	1	7	2	17	2	16	7	80
Millsboro	4	31	19	92	0	0	8	121
Milton	0	0	0	0	2	45	9	116
Ocean View	1	20	3	85	1	8	6	54
Rehoboth	8	198	18	390	10	221	47	851
Seaford	2	36	14	186	0	0	6	63
Selbyville	0	0	1	10	0	0	0	0
Slaughter Beach	–	–	–	–	–	–	–	–
South Bethany	2	28	2	28	4	95	12	124
County Balance	0	0	0	0	12	126	12	126
COUNTY TOTAL	28	521	87	1,221	48	931	175	2,957
STATEWIDE	142	2,178	582	7,225	340	6,271	1,139	19,589

CHART 8: RESIDENTIAL DEMOLITIONS

LOCATION	NUMBER OF UNITS DEMOLISHED			
	1983		1984	
	4th QTR.	TOTAL	4th QTR.	TOTAL
NEW CASTLE				
Bellefonte	0	0	0	0
Elsmere	0	1	0	0
New Castle	0	0	0	0
Newark	1	7	0	10
Newport	0	0	0	0
Odessa	0	0	-	0
Wilmington	15	28	19	51
County Balance	8	34	2	27
COUNTY TOTAL	24	70	21	88
KENT				
Camden	0	0	0	1
Dover	0	0	0	0
Harrington	1	9	0	1
Milford (K)	0	0	0	0
Smyrna	1	8	0	2
County Balance	6	42	4	31
COUNTY TOTAL	8	59	4	35
SUSSEX				
Bethany	0	0	1	1
Bethel	0	0	0	0
Blades	0	0	0	0
Bridgeville	0	7	12	25
Dagsboro	0	0	0	0
Delmar	0	1	1	1
Dewey Beach	0	4	0	0
Fenwick Island	0	0	0	0
Georgetown	0	0	0	4
Greenwood	0	0	0	0
Henlopen Acres	0	0	0	0
Laurel	1	2	0	0
Lewes	0	2	2	5
Milford (S)	0	1	0	0
Millsboro	0	1	0	0
Milton	0	0	0	0
Ocean View	0	1	0	0
Rehoboth	5	11	0	2
Seaford	0	3	0	1
Selbyville	0	0	0	0
Slaughter Beach	-	0	-	-
South Bethany	0	0	0	0
County Balance	0	0	0	0
COUNTY TOTAL	6	33	16	39
STATEWIDE	38	162	41	162

APPENDIX B

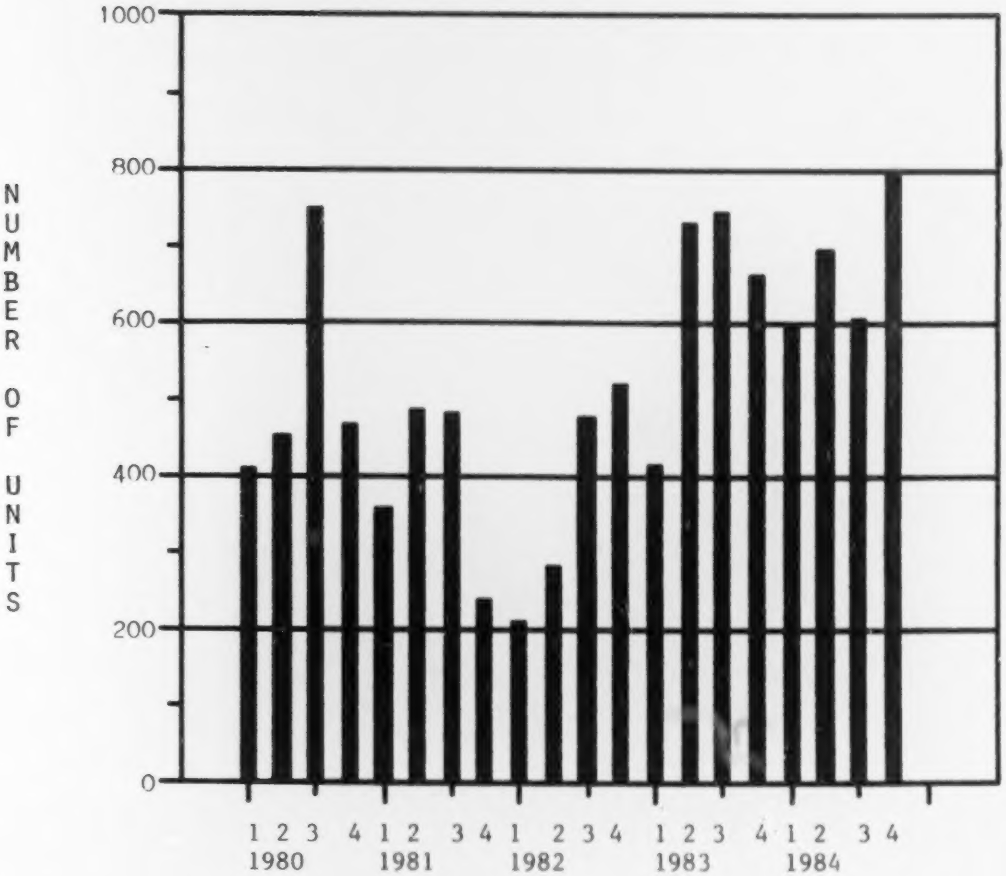
GRAPHS OF SINGLE FAMILY HOUSING PRODUCTION

1980 - 1984

(BY QUARTER)

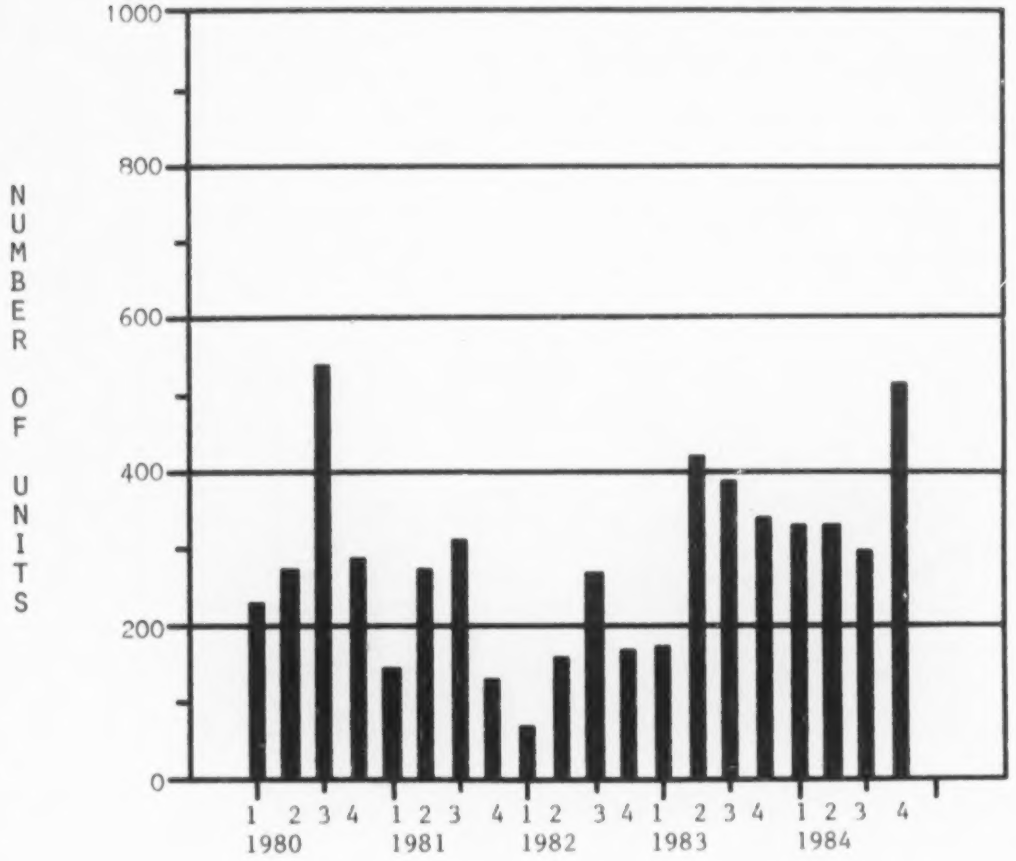
SINGLE FAMILY HOUSING PRODUCTION

STATEWIDE BY QUARTER



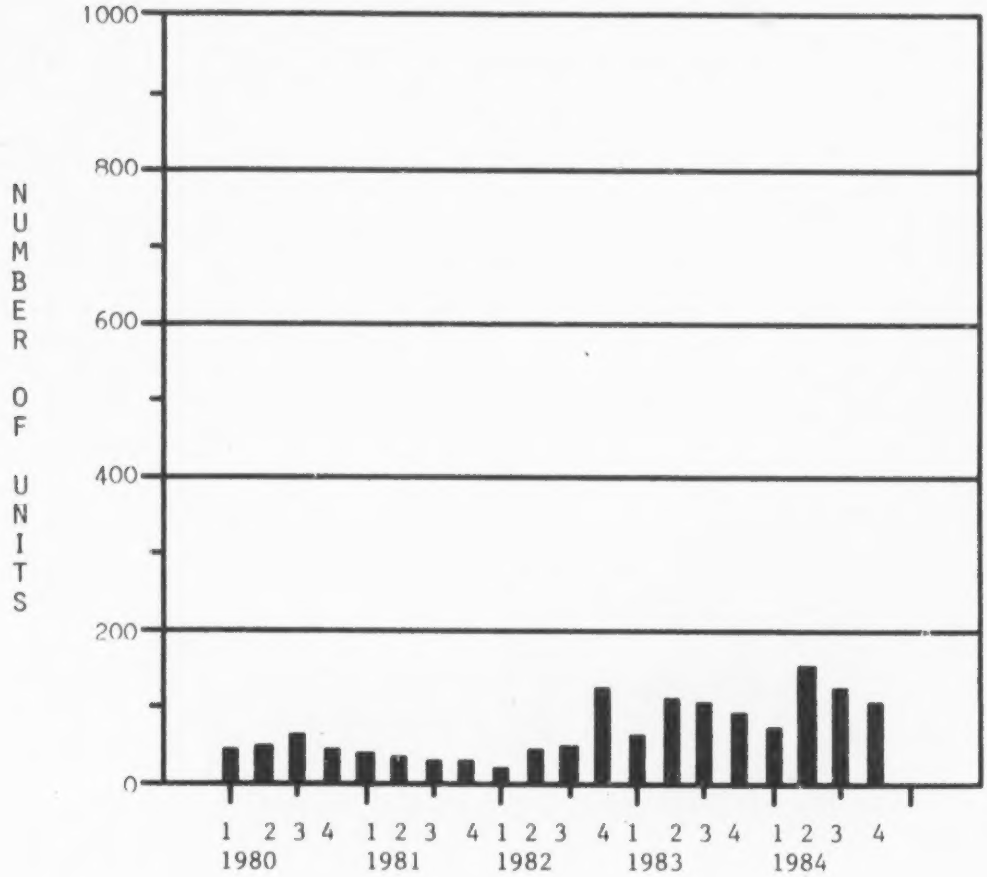
SINGLE FAMILY HOUSING PRODUCTION

NEW CASTLE COUNTY BY QUARTER



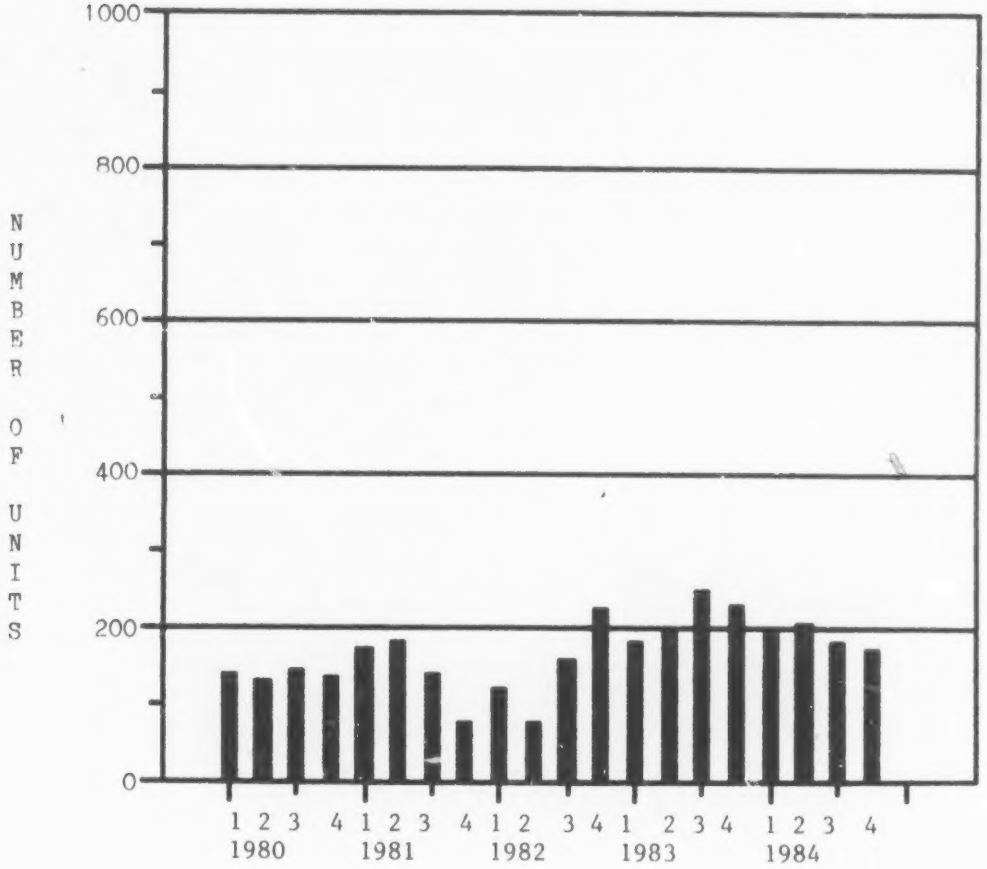
SINGLE FAMILY HOUSING PRODUCTION

KENT COUNTY BY QUARTER



SINGLE FAMILY HOUSING PRODUCTION

SUSSEX COUNTY BY QUARTER



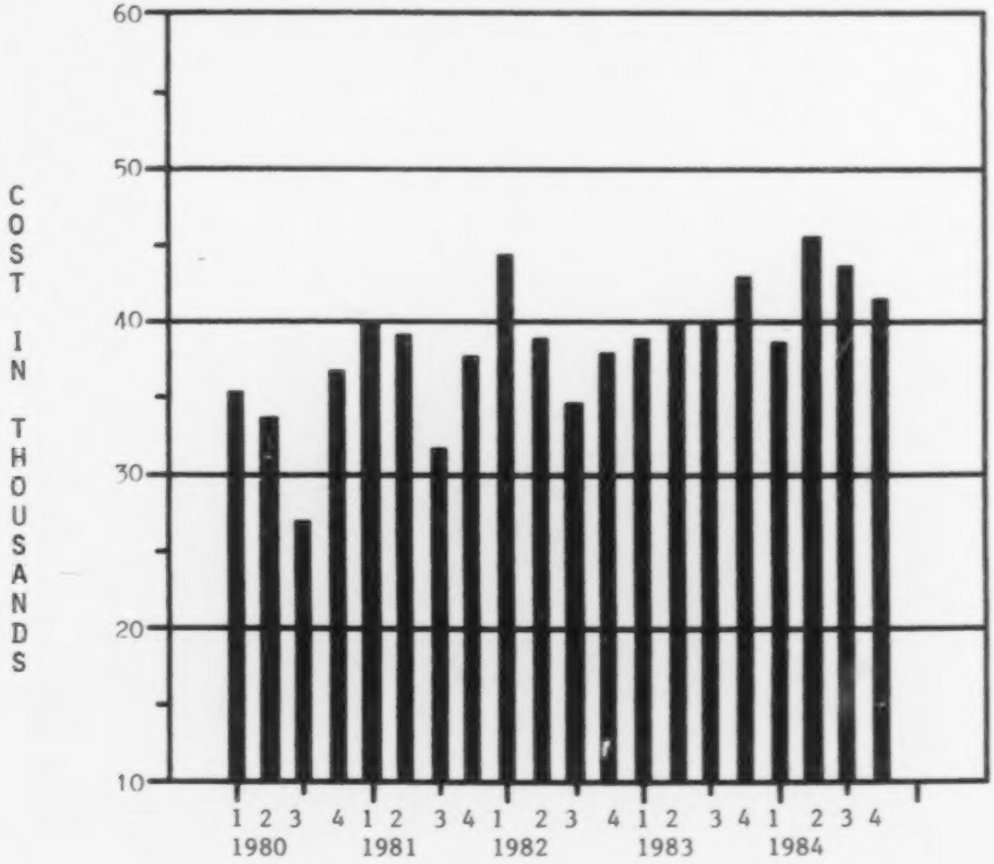
APPENDIX C

AVERAGE BUILDERS' COST OF A SINGLE FAMILY HOME

(BY QUARTER)

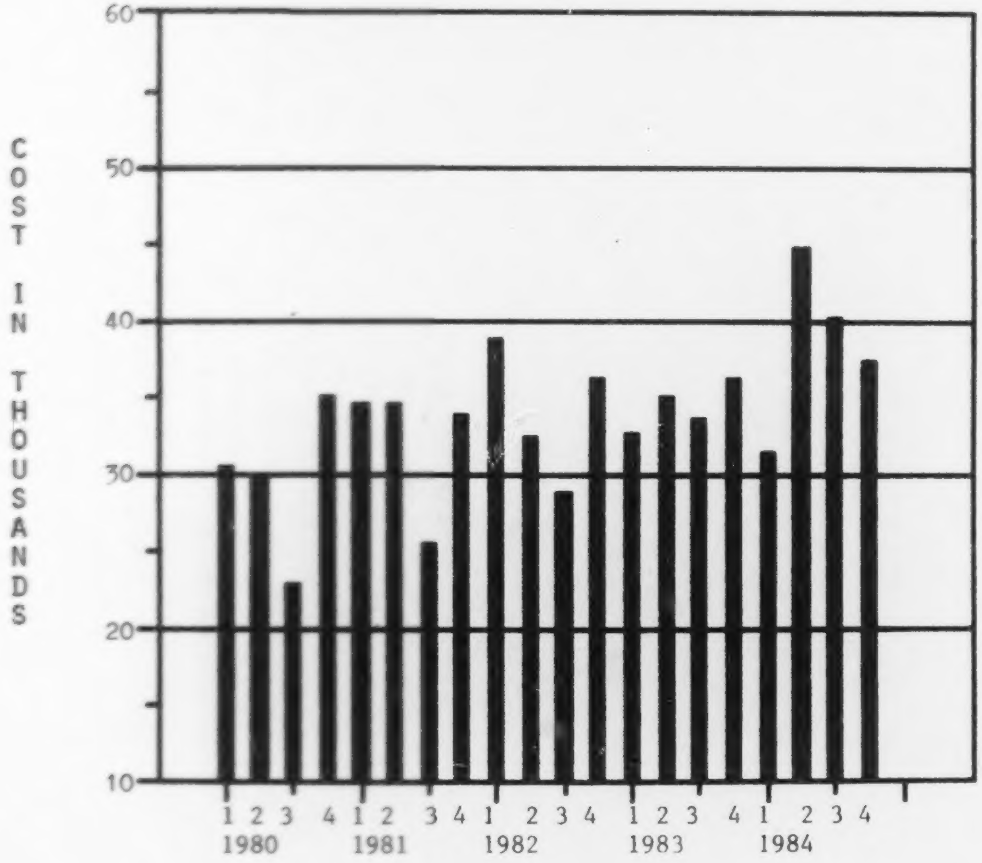
AVERAGE BUILDERS' COST FOR A SINGLE FAMILY HOME

STATEWIDE BY QUARTER



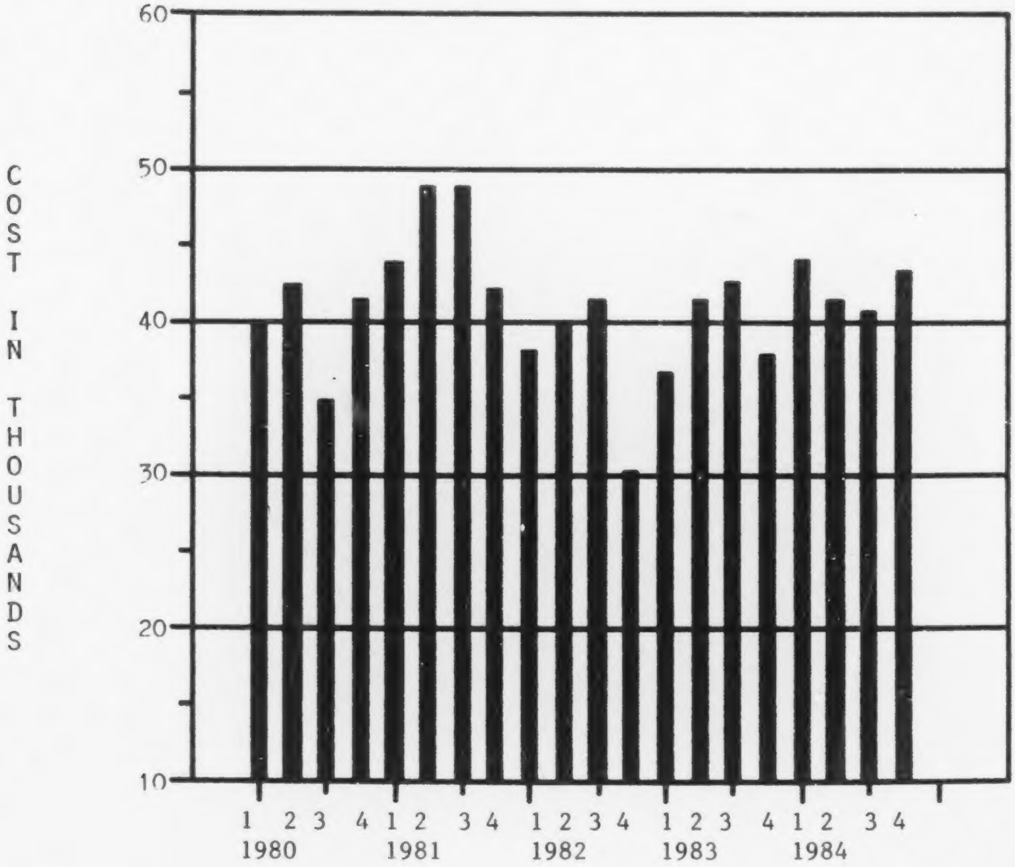
AVERAGE BUILDERS' COST FOR A SINGLE FAMILY HOME

NEW CASTLE COUNTY BY QUARTER



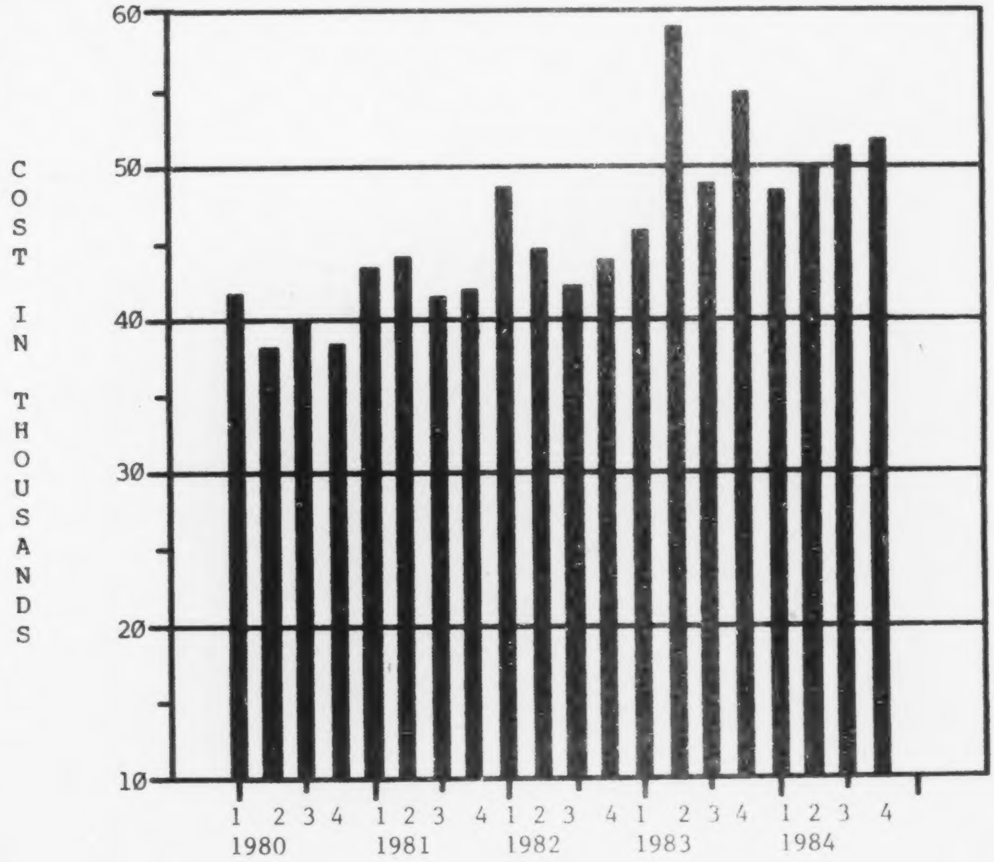
AVERAGE BUILDERS' COST FOR A SINGLE FAMILY HOME

KENT COUNTY BY QUARTER



AVERAGE BUILDERS' COST FOR A SINGLE FAMILY HOME

SUSSEX COUNTY BY QUARTER



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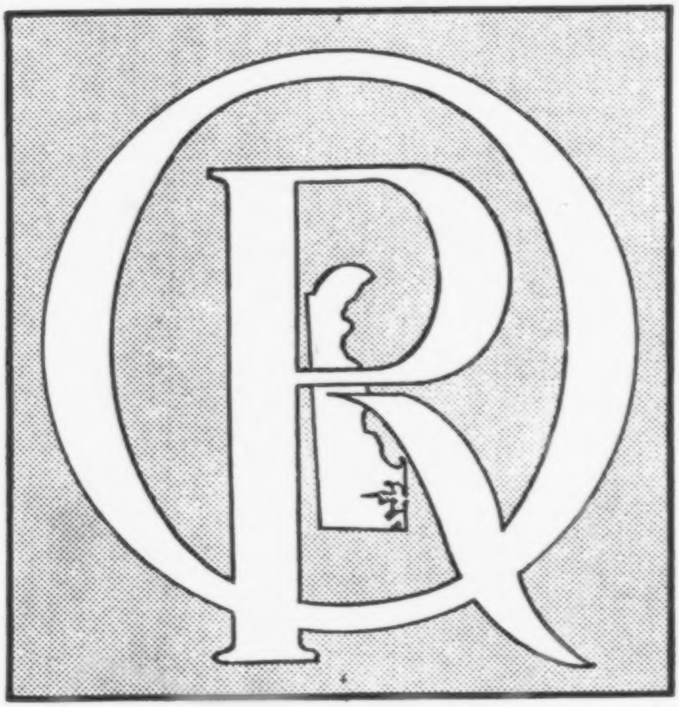
VOL. XIII, NO. 2 SPRING, 1985

FIRST QUARTER, 1985

QUARTERLY REVIEW



HOUSING PRODUCTION IN DELAWARE

STATE OF DELAWARE
DEPARTMENT OF COMMUNITY AFFAIRS
DIVISION OF HOUSING AND COMMUNITY DEVELOPMENT
AND
DELAWARE STATE HOUSING AUTHORITY

The cooperation of local building permit offices in supplying data for this report is gratefully acknowledged.

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QUARTERLY REVIEW
OF
HOUSING PRODUCTION
IN
DELAWARE

FIRST QUARTER, 1985

BY

Gail Brown Light and
Judith D. Ventura
Research and Information Section
Division of Housing and
Community Development
18 The Green
Dover, Delaware 19901

May, 1985

FOREWORD

Although First Quarter housing statistics for 1985 showed a sharp decline from the previous quarter -- highest 4th quarter in 11 years -- they were only 144 units below a good first quarter in 1984.

Total production in January, February, and March of 992 units represented a 37 per cent decline from that in October, November, and December. It represented a 13 per cent decline from last year's comparable quarter that produced 1,136 units.

On-site construction declined by 18 units in New Castle County, increased by 14 units in Kent County, and declined by 163 units in Sussex County this year compared to last year's first quarter. The biggest change statewide was the drop in multi-family units in Sussex County from 229 units to 73 units.

Robert S. Moyer

ROBERT S. MOYER
State Director of Housing

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By: Gail A. Brown Light
Research and Information Coordinator
Delaware State Housing Authority

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INTRODUCTION

This report presents housing activity in Delaware for the first quarter of 1985. Included are data on the number of new housing units authorized by building permit, construction costs, the number of mobile homes sold, details on unit composition as well as data on rehabilitated housing units and residential demolitions.

Information herein relates only to new housing units intended for occupancy on a housekeeping basis. The figures are acutal totals accumulated from authorized building permits recorded by various jurisdictions and compiled by the Delaware State Housing Authority. Excluded from the data are hotels, motels and other group residential structures, as well as seasonal units. However, to keep track of total housing construction in Delaware, the Delaware State Housing Authority is now counting new housing units initially intended as a second home but which are being constructed for eventual conversion to a year-round retirement home. During the first quarter of 1985, 96 additional units began construction which are presently classified as seasonal housing structures. There is no profile data on these type units in the Quarterly Review.

Although the data relates to permit issuance rather than actual housing starts, permits are prompt, accurate indicators of construction activity. The United States Bureau of Census states that approximately 98-99 percent of all authorized construction is eventually undertaken. So, for simplification, permit issuance is expressed as "starts".

The feature article this quarter is entitled "Mill Conversions on the Brandywine River", by Gail A. Brown Light, Research and Information Coordinator for the Delaware State Housing Authority. It describes the current transformation of two historically certified manufacturing mills into luxury residential units.

Building Permit Jurisdictions

New Castle and Kent County's building permit systems cover all unincorporated areas within their respective boundaries plus those areas without permit systems. Those towns and municipalities having permit laws are counted as separate entries within their counties. An exception is the Town of Milford which straddles the borders for Kent and Sussex Counties. Therefore, Milford's data is counted in the county containing the building activity.

Sussex County includes all municipalities in its building permit system, so it is necessary to adjust the total in order to avoid double-counting.

Definitions

Housing Units - defined for the purpose of this report, a housing unit consists of a room or group of rooms intended for occupancy as separate year-round living quarters by a family, group of unrelated people living together or a person living alone.

In accordance with this definition, each apartment unit in an apartment building is counted as one housing unit. Mirgratory, seasonal and vacation housing have been omitted.

Single Family Unit - one family free-standing home and townhouses or row houses intended to be sold.

Multi-Family Units - a building occupied by more than one family all sharing a common area of land (i.e. condominiums, apartments and townhouses intended to be rented.)

Substantial Rehabilitation - additions and alterations containing three of the following four elements constitute substantial rehabilitation: electrical heating, plumbing or structural work. Chart 7 presents enumeration on substantial rehabilitation as taken form building permits.

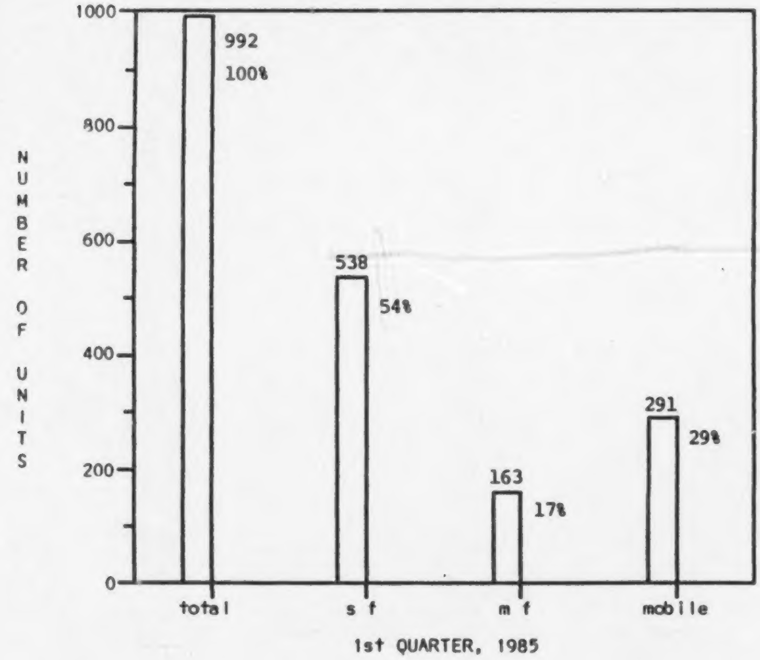
HOUSING PRODUCTION FIRST QUARTER, 1985

STATEWIDE

Housing production in Delaware during 1985's first quarter totalled 992 units a 37% drop from last quarter's production figure but down only 13% compared to construction recorded one year ago this time. Both single family and multi-family housing starts dropped by 32% and 53% respectively this quarter from last, and mobile home sales were down 34%.

Fig. 1

HOUSING PRODUCTION IN DELAWARE



Nearly half of the State's single family and multi-family growth continues to occur in New Castle County. Seventy two percent (72%) of new mobile homes titled this quarter are situated in Kent County.

Of the 538 single family units begun during January, February and March, 60 were specifically identified as manufactured homes. Sussex County recorded 23, Kent County 33, and New Castle County granted permits for 4. The majority were manufactured by Nanticoke Homes of Greenwood.

COUNTY ON-SITE CONSTRUCTION

Total on-site activity in New Castle County (322) decreased 59% this quarter from last, but is down only 5% from units started this time last year. Single family on-site construction decreased 53% this quarter from the fourth quarter and is also down 26% from new housing starts counted in 1984's first quarter. The majority of single family residential construction was noted in Mendenhall Village, Limestone Hills, Village of Lindell, Woodmill and Smithmill Farms subdivisions in unincorporated County areas. Multi-family housing activity in Delaware's northern county totalled just 80 units, only a third of like units begun last quarter, but up 69 units from starts recorded during the first quarter last year. Most of this activity is the conversion of the long vacant, Lore School in Wilmington into the 62 condominium Lorelton retirement development.

Housing construction on-site in Kent County totalled 118 units this quarter, up 14 units from fourth quarter, 1984 figures, and 14 homes more than those started this time last year. Single family construction totalled 108 units with notable activity again in northwestern Dover where a 200-unit planned community of duplex and single family homes were begun in the Heatherfield subdivision. The remaining units in Kent County, are at scattered locations throughout unincorporated areas. Completion of Penn Vernon Apartments in Clayton comprise the 10 multi-family units begun this quarter. No multi-family residential activity was recorded in Kent County last quarter.

Single and multi-family on-site housing starts in Sussex County totalled 261 units this quarter, up 9 units from last quarter but 38% less than production one year ago this time. Single family starts totalled 188 units, 13 units more than last quarter, but down just 7 units from the first quarter, 1984. Multi-family starts this quarter totalled 73 units, a 4 unit drop from last quarter but 156 units less than last year at this time. In view of the continuing construction moratoriums in several coastal towns, the major portion of single family construction is taking place in unincorporated county areas. Scattered site condominiums dominated new multi-family unit activity in Sussex County.

MOBILE HOME ACTIVITY

The State's Division of Motor Vehicles reports new mobile homes titled during January, February and March totalled 291, a 34% decrease in sales recorded the preceding three months. Sales this quarter, however, are 8% above mobile homes titled in 1984's first quarter. Most (208) of these mobile homes were registered in Kent County and comprise over two-thirds of total housing production there this quarter.

New mobile homes titled in New Castle County this quarter tallied 7, a 2 unit decrease from last quarter, while sales in Sussex County dropped to 76, an 89 unit decrease from last quarter. Data for the past year by county and quarter is included in Housing Data Charts 1 A, B and C.

CONSTRUCTION COSTS

Reported from building permits; costs of land, architectural services, engineering, financing and other professional fees are not included.

TOTAL COSTS

The 701 units of on-site housing construction started this quarter generated a total permit value construction cost of $29,906,694, a near $14 million decrease from the $43,737,848 recorded last quarter for 1,138 new housing units. Statewide single family total costs for the 538 units this quarter amounted to $20,951,694. The 163 multi-family units started this quarter are permit valued at $8,955,000 in total construction costs.

Compared to housing construction dollars generated one year age, this quarter's total on-site costs are 12% less than the $33,875,215 recorded for 1984's first quarter. Total construction costs by county and unit types for this quarter, as compared to last quarter and the comparable first quarter, 1984 are shown in Table I.

TABLE I

Single Family Production

	1st Qtr. 1985	4th Qtr. 1984	1st Qtr. 1984
New Castle Co.	$7,059,661	$19,185,426	$10,325,948
Kent Co.	4,677,618	4,489,537	3,253,311
Sussex Co.	9,214,415	9,050,485	9,418,596

Multi-Family Production

	1st. Qtr. 1985	4th Qtr. 1984	1st Qtr. 1984
New Castle Co.	$3,224,000	$8,136,400	$ 715,000
Kent Co.	175,000	0	564,000
Sussex Co.	5,556,000	2,876,000	9,598,360

AVERAGE COSTS

Statewide average housing construction costs this quarter for both single and multi-family on-site units increased 10% to $42,663 from last quarter and rose 9% from average unit costs recorded one year ago this time. The average construction cost for a single family unit this quarter is $38,944, $2,324 less than costs per unit last quarter, but $486 higher per-unit than 1984's first quarter records. The statewide per-unit construction cost of a multi-family apartment this quarter is $54,939, up $23,019 from costs reported last quarter, due to a few luxury condo units begun in Sussex County, and $14,652 above costs reported in the first quarter last year.

New average single family construction costs were lowest in New Castle County this quarter with an average of $29,172 per unit, a 22% drop from last quarter and a 7% decrease under like costs one year ago. The highest cost per single family unit this quarter is $49,013 in Sussex County, down 5% from last quarter, but 1% higher than comparable costs this time last year. The average cost for a new single family home in Kent County increased to $43,219, $50 more than fourth quarter, 1984 costs but is 2% less than per unit costs reported for the first quarter last year.

Average construction costs this quarter by housing unit type and county as compared to last quarter and 1984's first quarter are shown in Table II below.

TABLE II

Single Family Units

	1st Qtr. 1985	4th Qtr. 1984	1st Qtr. 1984
New Castle Co.	$29,172	$37,326	$31,386
Kent Co.	43,219	43,169	43,964
Sussex Co.	49,013	51,717	48,300

Multi-Family Units

	1st Qtr. 1985	4th Qtr. 1984	1st Qtr. 1984
New Castle Co.	$40,300	$30,360	$65,000
Kent Co.	17,500	0	18,800
Sussex Co.	76,110	37,351	41,914

UNIT PROFILE

Housing data charts 4, 5 and 6 detail statistics gathered from building permits with regard to the planned number of bedrooms, square feet of living space and the type of heat selected per unit.

Of the 701 new housing units for which construction started during the first quarter, 1985, more than half (51%) were for the single family home designed with three bedrooms. The four-bedroom single family home demand decreased to 82 units representing 12% of total activity this quarter. A one-bedroom floor plan was the most popular for a new multi-family unit this quarter. The breakdowns fo bedroom mix per unit type this quarter compared to one year earlier are shown in Table III on the following page.

TABLE III

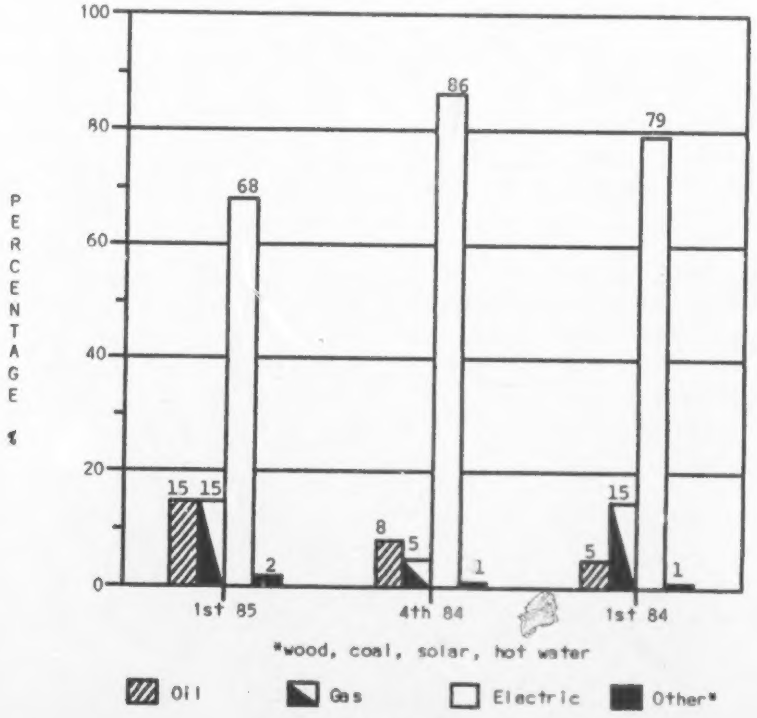
# Bedrooms	Single Family 1985 1st Qtr.	 1984 1st Qtr.	Multi-Family 1985 1st Qtr.	 1984 1st Qtr.
1	1%	1%	42%	13%
2	18%	29%	23%	51%
3	66%	54%	33%	33%
4+	15%	16%	2%	3%

The mid-sized unit -- between 1,000 and 1,500 square feet -- carried the lead in per unit living space preference with 50% of the 701 on-site new units. New Castle countians preferred these mid sized units by 54%. Mid-sized new housing units tied with the larger sized units -- over 1,500 square feet -- in Kent County at 44% each. Larger-sized units were most preferred in Sussex (41%) County. Nearly half of the 279 larger units counted this quarter, however, are in New Castle County.

Electric heat (primarily via a heat pump) continued to be the most favored heat source in Delaware this quarter with 68% but is 18 percentage points below last quarter's figures, and also below last year's 1st quarter level. Of the 479 new homes to be heated by electric, half are in New Castle County. Sixty-three percent (63%) of oil-heated new units this quarter are in Sussex County, and more than half new units this quarter to be heated with gas are in New Castle County. Electric heat remains the dominant source of heat in each Delaware county.

The distribution of heating sources for on-site residential construction this quarter, compared to last quarter and the comparable first quarter of 1984 is shown in Figure 2 below.

Fig. 2 1st Qtr., 1985 FUEL COMPARISON



In summary, the most popular new housing unit begun during January, February and March, 1985, is a three bedroom single family home containing between 1,000 and 1,500 square feet of living space and heated by an electric heat pump. This profile is identical to recorded data one year ago.

REHABILITATED HOUSING

Home modifications or improvements for which permits have been issued range from adding a bathroom, bedroom or family room to substantial rehabilitation of a fire-damaged unit. Alterations and additions to existing housing units in Delaware this quarter totalled 186 at a total cost of $3,467,549 averaging $18,643 per unit.

Housing renovation work this quarter decreased 45% from last quarter and is 53 units less than recorded one year ago. The average unit costs this quarter rose $199 per home, and Delawareans are spending $4,773 more per unit than average renovation/modification costs this quarter last year. The majority of home improvements this quarter continue to occur in New Castle County, primarily in the City of Wilmington. Numerous communities in Kent and Sussex Counties continue using Community Development Block Grant funds to finance housing rehabilitation work in their jurisdictions.

FEDERAL ASSISTANCE

Federal assistance in the form of direct loans, subsidies, mortgage insurance or mortgage guarantees for newly constructed homes in Delaware during 1984's first quarter was extended to 22 units, the same as last quarter. Most of the units (16) are receiving construction loans from the U.S. Farmers Home Administration, and the majority of those (11) are in Sussex County. Of the remaining 6 insured loans, 5 are by the Federal Housing Administration and only one was extended by the Veterans Administration.

NATIONAL HOUSING PICTURE

Unlike new residential activity in Delaware this quarter, according to the U.S. Commerce Department, housing construction jumped to a seasonally adjusted annual rate of 1.895 million units by the end of March, following a steep 11.8% February decline. Hindered by poor weather in February, new housing construction soared 16.2% in March, the biggest gain in almost two years, that Department reports. March experienced a surge in apartment construction, with apartment starts climbing 46.9% to a 746,000-unit adjusted annual rate from February's 508,000 units. Single-family construction was up 2.3% to an annual rate of 1.15 million units, the highest rate in a year. National economists attribute the gain in single-family construction to falling interest rates and forecast 1.8 million housing starts for 1985.

QUARTERLY FEATURE

MILL CONVERSIONS
ON THE
BRANDYWINE RIVER

By: Gail A. Brown Light
Research and Information
Coordinator
Delaware State Housing Authority

MILL CONVERSIONS ON THE BRANDYWINE RIVER

Many commercial properties are being converted into residential units around the country. Tax advantages for renovating historically certified buildings pave the way for conversions, and the public is looking for unique places to live close to cities.

Simultaneously and coincidentally, two former industrial mills are currently being converted into residential units in New Castle County, Delaware. They both bank the Brandywine River which once supplied power to Bancroft Mills in its production of textiles, and Rockland Mills, a manufacturer of both textiles and paper products. Let's take a look at these two examples of commercial/residential conversions in Delaware.

BANCROFT MILLS

Diversified Historic Properties, Inc. of Philadelphia became interested in Bancroft Mills last summer and decided to work with the owner, Krapf Organization of Wilmington, to jointly develop the 130 year old textile factory into 50 modern luxury rental apartments while preserving some of its architectural elements.

Bancroft Mills are located at the foot of Rockford Road in the City of Wilmington. Although the building offers serenity on the Brandywine River, it is just minutes from downtown Wilmington, Interstate 95 and Concord Pike. The area has been the center of much attention and investment in recent years with private renovations of vacant boarded-up row homes on Ivy Road — once housing employees of Bancroft Mills -- along with the infusion of new exclusive townhouses and condominiums. Charles Parks Studios neighbors Bancroft to the west and still producing Everfast Mills adjoins the building to the east.

The structure under renovation is one of many that span the Brandywine River for about 1-1/2 miles. It was constructed in 1836, and at its peak, Bancroft Mills was the largest textile finishing mill in the world. Although some buildings in the mill complex are still producing, Bancroft had been vacant for about 20 years.

Diversified Historic Properties specializes in converting historically certified properties into rental apartments and is recognized for the restoration of many historic buildings in Philadelphia and Harrisburg, (i.e. the Collonnade (formerly a six-story hospital), The Smythe Stores (once a cast-iron warehouse building), and The Hoopskirt Factory (previously a six-story loft).

The firm hired John Milner Associates of West Chester, Pennsylvania, to design the 80,000 square foot four-story building. The floor plan for each unit was carefully planned to include an individual view of the River and the Alapocas Woods on its opposite bank. Massive industrial beams and plank floorings have been maintained in the ceilings of the apartments.

The majority of units are studios, and eight apartments will have direct entrances from a landscaped courtyard which was once a water chase which John Bancroft diverted from the Brandywine through the mill to supply power for his equipment. The building also features a telephone intercom system to each apartment from the secured outer lobby.

Individual units range from a studio containing 790 square feet of living space for $550 per month to a three-bedroom apartment of 2,200+ square feet for $1,400 a month. One and two-bedroom units are gracefully staircased bi-levels. The spacious penthouses feature vaulted ceilings and expansive skylights. Other amenities include: deep-silled windows, upgraded carpeting, solid oak kitchen floors, French cabinetry, built-in buffet eating bars, microwave and electric ovens, frost-free refrigerators, dishwashers, garbage disposals, individual washers and dryers, centralized trash chutes and elegant bathrooms.

During a recent tour through a few completed model apartments, Rental Agent Bruce Fulmer of the Krapf Organization explained that "each unit is heated by an electric heat pump located in the Mill's basement which will be maintained at a 40° to 50° temperature, maximizing the efficiency of the heat pump. The Delmarva Power and Light company has estimated that the average utility bill should range from $99 to $150 per month based on total domestic usage for two people at a summer temperature of 75° and 70° throughout the winter", he explained.

Mr. Fulmer's rental office has been open since mid-February. In just six weeks, eleven units were under lease and deposits had been placed on another six apartments. His typical renter could be "anyone away from home for the first time to a retired couple not wishing to maintain a single home any longer".

Bancroft Mills was developed into rental apartments because of historic tax credits provided in the Economic Recovery Tax Act of 1981, as amended. However with the benefits came construction restrictions. John Milner, project architect, explained that the building is historically certified, and the requirements of the Delaware's Division of Historical and Cultural Affairs were basically that the exterior of the building be kept as originally constructed. The existing facial stone on building which overlooks the Brandywine River could only be patched and parged. Through careful chemical analyses, restoration specialists were able to determine the exact composition of the original stucco on the remaining outside walls. It was then duplicated for the outer walls of the building. The 500 windows were specially made to duplicate the number of original panes per window. No outside storm windows could be installed, and interior storm windows are called for in the plans.

Bancroft Mills is unique, the floor plan exciting and worth a walk through.

ROCKLAND MILLS

A few miles further up the Brandywine River sits one of the oldest mills in New Castle County. Rockland Mills date back to the early 1700's and is on the National Register of Historic Places. They played a significant role in the history of American textiles producing both textiles and paper products for hundreds of years.

The Mills had been vacant for about 15 years, and plans for converting the mills into luxury condominium units have been in the works for about seven years. Rockland Mills Associates, a group of investors, is developing the Rockland Mills complex into about 100 condominium units on 34 acres.

Although Rockland Mills is historically certified and may quality for tax credits and abatements, Jim Healy of builders John E. Healy & Sons, explained that Rockland Mills is being developed because it is "a good location, and will be a great place to live".

Rockland is a small community of 26 homes bordered by Hagley Museum, DuPont Experimental Station, the DuPont County Club and the Brandywine State Park.

The building permit for the first phase, 23 units, was issued by New Castle County last fall at an average per unit construction cost of nearly $223,000. Construction actually began one and one-half years ago because considerable structural work had to be accomplished before the new condominiums could take shape. The first phase is focusing on the renovation and restoration of the old mill and several outbuildings.

Moeckel Carbonell and Associates, Inc., architects for the project, have designed the development and each living unit in the first phase is distinct and individual in character. Units range in size from 1,304 square feet for a two-story one-bedroom 1-1/2 bath unit to a spacious 4,900square foot condo on two levels with three bedrooms and 3-1/2 baths.

Sale prices begin near $200,000 and reach as high as $500,000. Individual floor plans can be modified by purchasers if the unit is still in the construction stage. All units are of modern design, spacious and well-lighted.

According to Tom O'Keefe, Construction Manager for John E. Healy & Sons, "each unit is equipped with a refrigerator, trash compactor, and dish washer with space alloted per unit for a washer and dryer. Floor treatments are a combination of hard wood and carpeting. A multi-purpose room is available as a separate feature in this first phase and will consist of a whirlpool, sauna, kitchenette, locker room and a large open oak floor room for entertaining. Residents may elect to use these facilities for a membership fee".

Also within each unit is a digital code security system in which medical histories of the occupants are programmed into a computer. In case of emergency, buttons around the unit are depressed which alerts the computer to dial the 911 emergency number, call the ambulance and print out the individuals's medical history for ease of the paramedic in providing emergency treatment. Entry and departure from the development is controlled by a coded security card.

All first floors in the first phase are one level above the ground with parking available underneath some of the units. The common areas for the mills will be extensively landscaped. Exterior finishes are a unique blend of massive stone walls, cedar and brick accented by expansive sky lights and large windows. The monthly condo fee to maintain the exteriors and grounds is $350 to $400.

On a recent tour through Rockland Mills, Chris Patterson of Patterson-Schwartz Realtors, exclusive sales agents for the development, explained that "Rockland Mills is appealing to a select market group". At the time of the tour, 60% of the first units were spoken for. "Purchasers to date range from a single young woman to a couple with older children ready for college", Chris Patterson explained.

The second phase of Rockland Mills will incorporate the new housing to the south of the old mill and the final phase will incorporate the new housing to the north of the old mill. A three to five year construction period is anticipated for complete development.

This new community will blend old and new into a living place of harmonious character and serenity. The location and character of the exclusive condominium units are drawing the elite clientele for which they were intended.

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Portions of this article were extracted from promotional materials from these developments.

APPENDIX A

HOUSING DATA CHARTS

1 - 8

NEW CASTLE COUNTY

CHART 1-A: ON-SITE PERMITS ISSUED AND MOBILE HOME SALES

LOCATION	STRUCTURE	1984 1st QTR.	2nd QTR	3rd QTR.	4th QTR.	1984 TOTAL	1985 1st QTR.	YEAR TO DATE
Bellefonte	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
Elsmere	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
New Castle	S-F	3	3	0	1	7	3	3
	M-F	0	0	0	0	0	0	0
Newark	S-F	17	15	15	24	71	3	3
	M-F	0	0	16	0	16	0	0
Newport	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
Odessa	S-F	-	-	-	-	-	-	-
	M-F	-	-	-	-	-	-	-
Wilmington	S-F	19	6	8	26	59	4	4
	M-F	0	43	15	50	108	62	62
New Castle Co. Balance	S-F	290	303	273	463	1,329	232	232
	M-F	11	15	468	218	712	18	18
New Castle Co. Total On-Site Activity	S-F	329	327	296	514	1,466	242	242
	M-F	11	58	499	268	836	80	80
	Total	340	385	795	782	2,302	322	322
County Mobile Home Sales		2	9	7	9	27	7	7
TOTAL COUNTY PRODUCTION		342	394	802	791	2,329	329	329

KENT COUNTY

CHART 1-B: ON-SITE PERMITS ISSUED AND MOBILE HOME SALES

LOCATION	STRUCTURE	1984 1st QTR	2nd QTR.	3rd QTR.	4th QTR.	1984 TOTAL	1985 1st QTR.	YEAR TO DATE
Camden	S-F	0	0	1	0	1	1	1
	M-F	0	0	0	0	0	0	0
Dover	S-F	22	89	67	42	220	39	39
	M-F	0	0	50	0	50	0	0
Harrington	S-F	0	2	1	0	3	0	0
	M-F	0	0	0	0	0	0	0
Milford (K)	S-F	0	0	0	0	0	0	0
	M-F	0	0	5	0	5	0	0
Smyrna	S-F	6	3	4	8	21	3	3
	M-F	0	10	0	0	10	10	10
Kent County Balance	S-F	46	58	53	54	211	65	65
	M-F	30	42	48	0	120	0	0
Kent County Total On-Site Activity	S-F	74	152	126	104	456	108	108
	M-F	30	52	103	0	185	10	10
	Total	104	204	229	104	641	118	118
County Mobile Home Sales		184	278	230	264	956	208	208
TOTAL COUNTY PRODUCTION		288	482	459	368	1,597	326	326

SUSSEX COUNTY

CHART 1-C: ON-SITE PERMITS ISSUED AND MOBILE HOME SALES

LOCATION	STRUCTURE	1984 1st QTR.	2nd QTR.	3rd QTR.	4th QTR.	1984 TOTAL	1985 1st QTR.	YEAR TO DATE
Bethany	S-F	-	62	47	23	132	24	24
	M-F	-	0	0	0	0	0	0
Bethel	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
Blades	S-F	0	0	0	2	2	2	2
	M-F	0	0	0	0	0	0	0
Bridgeville	S-F	0	0	0	1	1	0	0
	M-F	0	0	0	0	0	0	0
Dagsboro	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
Delmar	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
Dewey Beach	S-F	0	0	0	5	5	0	0
	M-F	0	0	0	0	0	9	9
Fenwick Island	S-F	4	0	0	0	4	0	0
	M-F	0	0	0	0	0	0	0
Georgetown	S-F	0	2	3	3	8	17	17
	M-F	0	0	0	0	0	0	0
Greenwood	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
Henlopen Acres	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
Laurel	S-F	1	0	0	5	6	1	1
	M-F	0	0	0	0	0	0	0
Lewes	S-F	2	0	4	18	24	5	5
	M-F	0	0	0	3	3	0	0
Milford (S)	S-F	3	2	1	2	8	3	3
	M-F	0	4	0	32	36	0	0
Millsboro	S-F	2	1	1	2	6	1	1
	M-F	0	0	0	0	0	0	0
Milton	S-F	0	1	0	0	1	0	0
	M-F	0	0	0	0	0	0	0
Ocean View	S-F	2	7	5	3	17	7	7
	M-F	0	0	0	0	0	0	0
Rehoboth	S-F	0	0	1	1	2	1	1
	M-F	0	0	0	0	0	17	17
Seaford	S-F	4	2	3	1	10	3	3
	M-F	0	4	40	18	62	0	0
Selbyville	S-F	2	2	1	2	7	0	0
	M-F	0	0	0	0	0	0	0
Slaughter Beach	S-F	-	-	-	-	-	-	-
	M-F	-	-	-	-	-	-	-
South Bethany	S-F	27	19	7	14	67	13	13
	M-F	0	0	0	0	0	0	0
Sussex County Balance	S-F	148	109	108	93	458	111	111
	M-F	229	89	46	24	388	47	47
Sussex County Total On-Site Activity	S-F	195	207	181	175	758	188	188
	M-F	229	97	86	77	489	73	73
	Total	424	304	267	252	1,247	261	261
County Mobile Home Sales		82	131	158	165	536	76	76
TOTAL COUNTY PRODUCTION		506	435	425	417	1,783	337	337
STATEWIDE HOUSING PRODUCTION	S-F	598	686	603	793	2,680	538	538
	M-F	270	207	688	345	1,510	163	163
	Total	868	893	1,291	1,138	4,190	701	701
	M-H	268	418	395	438	1,519	291	291
	TOTAL	1,136	1,311	1,686	1,576	5,709	992	992

CHART 2-A: TOTAL COST ON-SITE CONSTRUCTION
(REPORTED FROM PERMITS)
NEW CASTLE COUNTY

LOCATION	STRUCTURE	1984 1st QTR.	2nd QTR.	3rd QTR.	4th QTR.	1984 TOTAL	1985 1st QTR.	YEAR TO DATE
Bellefonte	**S-F**	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
Elsmere	**S-F**	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
New Castle	**S-F**	190,000	300,000	0	35,000	525,000	185,000	185,000
	M-F	0	0	0	0	0	0	0
Newark	**S-F**	492,000	305,000	665,357	864,389	2,326,746	190,000	190,000
	M-F	0	0	463,732	0	463,732	0	0
Newport	**S-F**	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
Odessa	**S-F**	-	-	-	-	-	-	-
	M-F	-	-	-	-	-	-	-
Wilmington	**S-F**	680,000	250,000	343,000	1,341,000	2,614,000	410,000	410,000
	M-F	0	1,500,000	500,000	3,000,000	5,000,000	2,814,000	2,814,000
New Castle Co. Balance	**S-F**	8,963,948	13,795,470	10,892,647	16,945,037	50,597,102	6,274,661	6,274,661
	M-F	715,000	551,950	14,471,588	5,163,400	20,901,938	410,000	410,000
New Castle Co. TOTAL	**S-F**	10,325,948	14,650,470	11,901,004	19,185,426	56,062,848	7,059,661	7,059,661
	M-F	715,000	2,051,950	15,435,320	8,136,400	26,365,670	3,224,000	3,224,000
	TOTAL	11,040,948	16,702,420	27,336,324	27,321,826	82,428,518	10,283,661	10,283,661

CHART 2-B: TOTAL COST ON-SITE CONSTRUCTION
(REPORTED FROM PERMITS)
KENT COUNTY

LOCATION	STRUCTURE	1984 1st QTR.	2nd QTR.	3rd QTR.	4th QTR.	1984 TOTAL	1985 1st QTR.	YEAR TO DATE
Camden	**S-F**	0	0	40,265	0	40,265	36,000	36,000
	M-F	0	0	0	0	0	0	0
Dover	**S-F**	646,000	2,815,000	2,146,600	1,413,000	7,020,600	1,302,000	1,302,000
	M-F	0	0	1,600,000	0	1,600,000	0	0
Harrington	**S-F**	0	74,300	35,000	0	109,300	0	0
	M-F	0	0	0	0	0	0	0
Milford (K)	**S-F**	0	0	0	0	0	0	0
	M-F	0	0	175,000	0	175,000	0	0
Smyrna	**S-F**	233,060	145,263	122,090	285,640	786,053	91,040	91,040
	M-F	0	200,000	0	0	200,000	175,000	175,000
Kent County Balance	**S-F**	2,374,251	2,237,382	2,780,065	2,790,897	10,182,595	0	0
	M-F	564,000	738,000	924,820	0	2,226,820	175,000	175,000
Kent County TOTAL	**S-F**	3,253,311	6,271,945	5,124,020	4,489,537	19,138,813	4,677,618	4,677,618
	M-F	564,000	938,000	2,699,820	0	4,201,820	175,000	175,000
	TOTAL	3,817,311	7,209,945	7,823,840	4,489,537	23,340,633	4,852,618	4,852,618

CHART 2-C: TOTAL COST ON-SITE CONSTRUCTION
(REPORTED FROM PERMITS)

SUSSEX COUNTY

LOCATION	STRUCTURE	1984 1st QTR.	2nd QTR.	3rd QTR.	4th QTR.	1984 TOTAL	1985 1st QTR.	YEAR TO DATE
Bethany	S-F	-	2,660,466	2,288,336	1,485,600	6,434,402	1,356,288	1,356,288
	M-F	-	0	0	0	0	0	0
Bethel	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
Blades	S-F	0	0	0	71,037	71,037	49,000	49,000
	M-F	0	0	0	0	0	0	0
Bridgeville	S-F	0	0	0	40,000	40,000	0	0
	M-F	0	0	0	0	0	0	0
Dagsboro	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
Delmar	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
Dewey Beach	S-F	0	0	0	456,000	456,500	0	0
	M-F	0	0	0	0	0	900,000	900,000
Fenwick Island	S-F	256,000	0	0	0	256,000	0	0
	M-F	0	0	0	0	0	0	0
Georgetown	S-F	0	91,000	108,000	287,500	486,500	469,000	469,000
	M-F	0	0	0	0	0	0	0
Greenwood	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
Henlopen Acres	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
Laurel	S-F	33,600	0	0	174,100	207,700	37,000	37,000
	M-F	0	0	0	0	0	0	0
Lewes	S-F	80,000	0	209,106	1,003,150	1,292,256	218,375	218,375
	M-F	0	0	0	60,000	60,000	0	0
Milford (S)	S-F	231,225	119,800	65,000	66,000	482,025	136,400	136,400
	M-F	0	80,000	0	800,000	880,000	0	0
Millsboro	S-F	83,000	34,750	69,000	87,000	273,750	38,000	38,000
	M-F	0	0	0	0	0	0	0
Milton	S-F	0	30,000	0	0	30,000	0	0
	M-F	0	0	0	0	0	0	0
Ocean View	S-F	96,000	292,900	219,500	152,600	761,000	287,000	287,000
	M-F	0	0	0	0	0	0	0
Rehoboth	S-F	0	0	80,000	60,000	140,000	65,000	65,000
	M-F	0	0	0	0	0	1,600,000	1,600,000
Seaford	S-F	169,955	83,979	193,719	90,000	537,653	235,000	235,000
	M-F	0	75,000	1,262,500	500,000	1,837,500	0	0
Selbyville	S-F	110,400	85,000	31,000	71,800	298,200	0	0
	M-F	0	0	0	0	0	0	0
Slaughter Beach	S-F	-	-	-	-	-	-	-
	M-F	-	-	-	-	-	-	-
South Bethany	S-F	1,589,177	1,294.850	478,350	839,705	4,202,082	981,254	981,254
	M-F	0	0	0	0	0	0	0
Sussex County Balance	S-F	6,769,239	5,606,516	5,508,323	4,165,993	22,050,071	5,342,098	5,342,098
	M-F	9,598,360	4,259,628	2,931,750	1,516,000	18,305,738	3,056,000	3,056,000
Sussex County TOTAL	S-F	9,418,596	10,299,261	9,250,334	9,050,485	38,018,676	9,214,415	9,214,415
	M-F	9,598,360	4,414,628	4,194,250	2,876,000	21,083,238	5.556,000	5,556,000
	TOTAL	19,016,956	14,713,889	13,444,584	11,926,485	59.101,914	14,770,415	14,770,415
STATEWIDE	S-F	22,997,855	31,221,676	26,275,358	32,725,448	113,220,337	20,951,694	20,951,694
	M-F	10,877,360	7,404,578	22,329,390	11,012,400	51,623,728	8,955,000	8,955,000
	TOTAL	33,875,215	38,626,254	48,604.748	43,737,848	164,844,065	29,906,694	29,906,694

CHART 3-A: AVERAGE COST ON-SITE CONSTRUCTION
(REPORTED FROM PERMITS)
NEW CASTLE COUNTY

LOCATION	STRUCTURE	1984 1st QTR.	2nd QTR.	3rd QTR.	4th QTR.	1984 TOTAL	1985 1st QTR.	YEAR TO DATE
Bellefonte	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
Elsmere	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
New Castle	S-F	63,333	100,000	0	35,000	75,000	61,667	61,667
	M-F	0	0	0	0	0	0	0
Newark	S-F	28,941	20,333	44,357	36,016	32,771	63,333	63,333
	M-F	0	0	28,983	0	28,983	0	0
Newport	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
Odessa	S-F	-	-	-	-	-	-	-
	M-F	-	-	-	-	-	-	-
Wilmington	S-F	35,789	41,667	42,875	51,577	44,305	102,500	102,500
	M-F	0	34,884	33,333	60,000	46,296	45,387	45,387
New Castle Co. Balance	S-F	30,910	45,530	39,900	36,598	38,072	27,046	27,046
	M-F	65,000	36,797	30,922	23,685	29,357	22,778	22,778
New Castle Co. TOTAL	S-F	31,386	44,803	40,206	37,326	38,242	29,172	29,172
	M-F	65,000	35,378	30,933	30,360	31,538	40,300	40,300
	TOTAL	32,473	43,383	34,385	34,938	35,807	31,937	31,937

CHART 3-B: AVERAGE COST ON-SITE CONSTRUCTION
(REPORTED FROM PERMITS)
KENT COUNTY

LOCATION	STRUCTURE	1984 1st QTR.	2nd QTR.	3rd QTR.	4th QTR.	1984 TOTAL	1985 1st QTR.	YEAR TO DATE
Camden	S-F	0	0	40,265	0	40,265	36,000	36,000
	M-F	0	0	0	0	0	0	0
Dover	S-F	29,634	31,629	32,039	33,643	31,912	33,385	33,385
	M-F	0	0	32,000	0	32,000	0	0
Harrington	S-F	0	37,150	35,000	0	36,433	0	0
	M-F	0	0	0	0	0	0	0
Milford (K)	S-F	0	0	0	0	0	0	0
	M-F	0	0	35,000	0	35,000	0	0
Smyrna	S-F	38,843	48,421	30,523	35,705	37,431	30,347	30,347
	M-F	0	20,000	0	0	20,000	17,500	17,500
Kent County Balance	S-F	51,614	55,817	52,454	51,683	48,259	49,978	49,978
	M-F	18,800	17,571	19,267	0	18,557	0	0
Kent County TOTAL	S-F	43,964	41,263	40,667	43,169	41,971	43,219	43,219
	M-F	18,800	18,038	26,212	0	22,713	17,500	17,500
	TOTAL	36,705	35,343	34,165	43,169	36,413	41,124	41,124

CHART 3-C: AVERAGE COST ON-SITE CONSTRUCTION
(REPORTED FROM PERMITS)
SUSSEX COUNTY

LOCATION	STRUCTURE	1984 1st QTR.	2nd QTR.	3rd QTR.	4th QTR.	1984 TOTAL	1985 1st QTR.	YEAR TO DATE
Bethany	S-F	-	42,911	48,688	64,591	48,745	56,512	56,512
	M-F		0	0	0	0	0	0
Bethel	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
Blades	S-F	0	0	0	35,519	35,519	24,500	24,500
	M-F	0	0	0	0	0	0	0
Bridgeville	S-F	0	0	0	40,000	40,000	0	0
	M-F	0	0	0	0	0	0	0
Dagsboro	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
Delmar	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
Dewey Beach	S-F	0	0	0	91,200	91,200	0	0
	M-F	0	0	0	0	0	100,000	100,000
Fenwick Island	S-F	64,000	0	0	0	64,000	0	0
	M-F	0	0	0	0	0	0	0
Georgetown	S-F	0	45,500	36,000	95,833	60,000	27,588	27,588
	M-F	0	0	0	0	0	0	0
Greenwood	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
Henlopen Acres	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
Laurel	S-F	33,600	0	0	34,820	34,617	37,000	37,000
	M-F	0	0	0	0	0	0	0
Lewes	S-F	40,000	0	52,277	55,731	53,844	43,675	43,675
	M-F	0	0	0	20,000	20,000	0	0
Milford (S)	S-F	77,075	59,900	65,000	33,000	60,253	45,467	45,467
	M-F	0	20,000	0	25,000	24,444	0	0
Millsboro	S-F	41,500	34,750	69,000	43,500	45,625	38,000	38,000
	M-F	0	0	0	0	0	0	0
Milton	S-F	0	30,000	0	0	30,000	0	0
	M-F	0	0	0	0	0	0	0
Ocean View	S-F	48,000	41,843	43,900	50,867	44,765	41,000	41,000
	M-F	0	0	0	0	0	0	0
Rehoboth	S-F	0	0	80,000	60,000	70,000	65,000	65,000
	M-F	0	0	0	0	0	94,118	94,118
Seaford	S-F	42,489	41,989	64,573	90,000	53,765	78,333	78,333
	M-F	0	18,750	31,000	27,778	29,637	0	0
Selbyville	S-F	55,200	42,500	31,000	35,900	42,600	0	0
	M-F	0	0	0	0	0	0	0
Slaughter Beach	S-F	-	-	-	-	-	-	-
	M-F	-	-	-	-	-	-	-
South Bethany	S-F	58,858	68,150	58,336	59,979	62,718	75,481	75,481
	M-F	0	0	0	0	0	0	0
Sussex County Balance	S-F	45,738	51,436	51,003	44,796	48,144	48,127	48,127
	M-F	41,914	47,861	63,734	63,167	47,180	65,021	65,021
Sussex County TOTAL	S-F	48,300	49,755	51,107	51,717	50,157	49,013	49,013
	M-F	41,914	45,512	48,770	37,351	43,115	76,110	76,110
	TOTAL	44,851	48,4[illegible]	50,354	47,327	47,395	56,592	56,592
STATEWIDE	S-F	38,458	45,513	43,574	41,268	42,246	38,944	38,944
	M-F	40,287	35,771	32,456	31,920	34,188	54,939	54,939
	TOTAL	39,027	43,254	37,649	38,434	39,342	42,663	42,663

CHART 4A: NUMBER OF BEDROOMS IN NEW HOUSING UNITS

LOCATION	1st QUARTER 1984								1984 TOTAL							
	1 BR		2 BR		3 BR		4 BR		1 BR		2 BR		3 BR		4 BR	
	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF
NEW CASTLE																
Bellefonte	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Elsmere	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
New Castle	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0
Newark	0	0	5	0	12	0	0	0	0	0	0	0	3	0	5	0
Newport	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Odessa	-	-	-	-	-	-	-	-	0	0	0	0	0	0	0	0
Wilmington	0	0	10	0	9	0	0	0	0	0	0	0	11	0	0	0
County Balance	0	0	79	11	143	0	68	0	0	26	60	43	162	0	95	0
COUNTY TOTAL	0	0	94	11	167	0	68	0	0	26	60	43	176	0	100	0
KENT																
Camden	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dover	0	0	6	0	15	0	1	0	0	0	31	0	24	0	7	0
Harrington	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Milford (K)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Smyrna	0	0	0	0	5	0	1	0	0	0	0	0	2	0	1	0
County Balance	1	24	9	6	31	0	5	0	1	0	4	0	19	0	4	0
COUNTY TOTAL	1	24	15	6	51	0	7	0	1	0	35	0	45	0	12	0
SUSSEX																
Bethany	-	-	-	-	-	-	-	-	1	0	9	0	24	0	11	0
Bethel	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Blades	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Bridgeville	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dagsboro	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Delmar	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dewey Beach	0	0	0	0	0	0	0	0	0	0	1	0	1	0	0	0
Fenwick Island	0	0	0	0	4	0	0	0	0	0	0	0	0	0	1	0
Georgetown	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Greenwood	0	0	0	0	0	0	0	0	0	6	0	0	0	0	0	0
Henlopen Acres	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Laurel	0	0	0	0	1	0	0	0	0	0	0	0	2	0	0	0
Lewes	1	0	0	0	1	0	0	0	1	0	85	0	0	0	0	0
Milford (S)	0	0	0	0	1	0	2	0	0	0	0	0	2	0	0	0
Millsboro	0	0	0	0	2	0	0	0	0	0	0	0	1	0	0	0
Milton	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ocean View	0	0	0	0	2	0	0	0	0	0	0	0	5	0	0	0
Rehoboth	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Seaford	0	0	0	0	4	0	0	0	0	0	0	0	0	0	0	0
Selbyville	0	0	0	0	2	0	0	0	0	10	0	20	1	0	0	0
Slaughter Beach	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
South Bethany	0	0	10	0	17	0	0	0	0	0	0	0	35	0	4	0
County Balance	3	12	54	120	75	89	16	8	0	0	32	0	15	0	0	6
COUNTY TOTAL	4	12	64	120	109	89	18	8	2	16	127	20	86	0	16	6
STATEWIDE TOTAL	5	36	173	137	327	89	93	8	3	42	229	63	307	0	121	6

CHART 4B NUMBER OF BEDROOMS IN NEW HOUSING UNITS

LOCATION	1st QUARTER 1985								1985 TOTAL							
	1 BR		2 BR		3 BR		4 BR		1 BR		2 BR		3 BR		4 BR	
	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF
NEW CASTLE																
Bellefonte	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Elsmere	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
New Castle	0	0	0	0	2	0	1	0	0	0	0	0	2	0	1	0
Newark	0	0	0	0	2	0	1	0	0	0	0	0	2	0	1	0
Newport	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Odessa	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Wilmington	0	62	0	0	4	0	0	0	0	62	0	0	4	0	0	0
County Balance	2	6	48	12	134	0	48	0	2	6	48	12	134	0	48	0
COUNTY TOTAL	2	68	48	12	142	0	50	0	2	68	48	12	142	0	50	0
KENT																
Camden	0	0	0	0	1	0	0	0	0	0	0	0	1	0	0	0
Dover	0	0	4	0	27	0	8	0	0	0	4	0	27	0	8	0
Harrington	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Milford (K)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Smyrna	0	0	0	10	3	0	0	0	0	0	0	10	3	0	0	0
County Balance	0	0	5	0	54	0	6	0	0	0	5	0	54	0	6	0
COUNTY TOTAL	0	0	9	10	85	0	14	0	0	0	9	10	85	0	14	0
SUSSEX																
Bethany	0	0	2	0	13	0	9	0	0	0	2	0	13	0	9	0
Bethel	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Blades	0	0	2	0	0	0	0	0	0	0	2	0	0	0	0	0
Bridgeville	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dagsboro	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Delmar	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dewey Beach	0	0	0	0	0	9	0	0	0	0	0	0	0	9	0	0
Fenwick Island	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Georgetown	0	0	15	0	2	0	0	0	0	0	15	0	2	0	0	0
Greenwood	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Henlopen Acres	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Laurel	0	0	0	0	1	0	0	0	0	0	0	0	1	0	0	0
Lewes	0	0	1	0	4	0	0	0	0	0	1	0	4	0	0	0
Milford (S)	0	0	0	0	3	0	0	0	0	0	0	0	3	0	0	0
Millsboro	0	0	1	0	0	0	0	0	0	0	1	0	0	0	0	0
Milton	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ocean View	0	0	0	0	7	0	0	0	0	0	0	0	7	0	0	0
Rehoboth	0	0	0	0	0	17	1	0	0	0	0	0	0	17	1	0
Seaford	0	0	0	0	2	0	1	0	0	0	0	0	2	0	1	0
Selbyville	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Slaughter Beach	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
South Bethany	0	0	0	0	6	0	7	0	0	0	0	0	6	0	7	0
County Balance	3	0	19	16	89	27	0	4	3	0	19	16	89	27	0	4
COUNTY TOTAL	3	0	40	16	127	53	18	4	3	0	40	16	127	53	18	4
STATEWIDE TOTAL	5	68	97	38	354	53	82	4	5	68	97	38	354	53	82	4

CHART 5: NUMBER OF UNITS BY SQUARE FOOT PER UNIT

LOCATION	1st QUARTER 1984			1984 TOTAL			1st QUARTER 1985			1985 TO DATE		
	under 1000	1000-1500	over 1500	under 1000	1000 - 1500	over 1500	under 1000	1000-1500	over 1500	under 1000	1000-1500	over 1500
NEW CASTLE												
Bellefonte	0	0	0	0	0	0	0	0	0	0	0	0
Elsmere	0	0	0	0	0	0	0	0	0	0	0	0
New Castle	0	3	0	0	7	0	0	2	1	0	2	1
Newark	16	1	0	54	19	55	1	0	2	1	0	2
Newport	0	0	0	0	0	0	0	0	0	0	0	0
Odessa	-	-	-	-	-	-	-	-	-	-	-	-
Wilmington	0	10	9	33	50	84	0	62	4	0	62	4
County Balance	69	77	155	289	855	901	13	126	111	13	126	111
COUNTY TOTAL	85	91	164	376	931	995	14	190	118	14	190	118
KENT												
Camden	0	0	0	1	0	0	0	1	0	0	1	0
Dover	0	20	2	52	184	34	8	9	22	8	9	22
Harrington	0	0	0	0	2	1	0	0	0	0	0	0
Milford (K)	0	0	0	0	5	0	0	0	0	0	0	0
Smyrna	0	5	1	10	19	2	0	13	0	0	13	0
County Balance	3	44	29	100	133	98	6	29	30	6	29	30
COUNTY TOTAL	3	69	32	163	343	135	14	52	52	14	52	52
SUSSEX												
Bethany	-	-	-	0	77	55	0	8	16	0	8	16
Bethel	0	0	0	0	0	0	0	0	0	0	0	0
Blades	0	0	0	0	2	0	2	0	0	2	0	0
Bridgeville	0	0	0	0	1	0	0	0	0	0	0	0
Dagsboro	0	0	0	0	0	0	0	0	0	0	0	0
Delmar	0	0	0	0	0	0	0	0	0	0	0	0
Dewey Beach	0	0	0	0	0	5	0	0	9	0	0	9
Fenwick Island	0	2	2	0	2	2	0	0	0	0	0	0
Georgetown	0	0	0	0	5	3	8	9	0	8	9	0
Greenwood	0	0	0	0	0	0	0	0	0	0	0	0
Henlopen Acres	0	0	0	0	0	0	0	0	0	0	0	0
Laurel	0	1	0	0	6	0	0	1	0	0	1	0
Lewes	0	1	1	3	23	1	0	5	0	0	5	0
Milford (S)	0	1	2	36	3	5	0	2	1	0	2	1
Millsboro	0	1	1	0	2	4	0	0	1	0	0	1
Milton	0	0	0	0	1	0	0	0	0	0	0	0
Ocean View	0	2	0	0	16	1	0	7	0	0	7	0
Rehoboth	0	0	0	0	0	2	0	17	1	0	17	1
Seaford	1	3	0	63	7	2	0	2	1	0	2	1
Selbyville	0	1	1	1	4	2	0	0	0	0	0	0
Slaughter Beach	-	-	-	-	-	-	-	-	-	-	-	-
South Bethany	0	4	23	2	20	45	0	1	12	0	1	12
County Balance	35	250	92	125	461	260	35	55	68	35	55	68
COUNTY TOTAL	36	266	122	230	630	387	45	107	109	45	107	109
STATEWIDE TOTAL	124	426	318	769	1,904	1,517	73	349	279	73	349	279

CHART 6: HEATING FUEL IN NEW HOUSING UNITS

LOCATION	NUMBER OF NEW UNITS WITH SPECIFIED FUEL															
	1st QUARTER				1984 TOTAL				1985 1st QUARTER				YEAR TO DATE			
	Oil	Gas	Elec.	Other	Oil	Gas	Elec.	Other	Oil	Gas	Elec.	Other	Oil	Gas	Elec.	Other
NEW CASTLE																
Bellefonte	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Elsmere	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
New Castle	0	3	0	0	0	6	1	0	3	0	0	0	3	0	0	0
Newark	1	0	16	0	5	2	80	0	0	2	1	0	0	2	1	0
Newport	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Odessa	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Wilmington	0	2	17	0	0	5	162	0	0	2	64	0	0	2	64	0
County Balance	36	107	158	0	178	489	1,364	10	20	50	179	1	20	50	179	1
COUNTY TOTAL	37	112	191	0	183	502	1,607	10	23	54	244	1	23	54	244	1
KENT																
Camden	0	0	0	0	0	0	1	0	0	0	1	0	0	0	1	0
Dover	0	11	11	0	52	85	132	1	8	30	1	0	8	30	1	0
Harrington	0	0	0	0	0	0	3	0	0	0	0	0	0	0	0	0
Milford (K)	0	0	0	0	0	0	5	0	0	0	0	0	0	0	0	0
Smyrna	0	1	5	0	0	12	19	0	0	11	2	0	0	11	2	0
County Balance	3	3	67	3	27	3	286	15	7	2	52	4	7	2	52	4
COUNTY TOTAL	3	15	83	3	79	100	446	16	15	43	56	4	15	43	56	4
SUSSEX																
Bethany	-	-	-	-	0	0	132	0	0	0	24	0	0	0	24	0
Bethel	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Blades	0	0	0	0	0	0	2	0	0	0	2	0	0	0	2	0
Bridgeville	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0
Dagsboro	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Delmar	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dewey Beach	0	0	0	0	4	0	1	0	9	0	0	0	9	0	0	0
Fenwick Island	0	0	4	0	0	0	4	0	0	0	0	0	0	0	0	0
Georgetown	0	0	0	0	0	0	6	2	0	0	17	0	0	0	17	0
Greenwood	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Henlopen Acres	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Laurel	0	0	1	0	0	0	6	0	0	0	1	0	0	0	1	0
Lewes	0	0	1	1	8	0	18	1	2	0	3	0	2	0	3	0
Milford (S)	0	0	3	0	0	0	44	0	0	0	3	0	0	0	3	0
Millsboro	0	1	1	0	0	1	5	0	0	0	1	0	0	0	1	0
Milton	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0
Ocean View	0	0	2	0	0	0	17	0	0	0	7	0	0	0	7	0
Rehoboth	0	0	0	0	0	0	2	0	1	0	17	0	1	0	17	0
Seaford	0	0	4	0	41	1	30	0	0	0	3	0	0	0	3	0
Selbyville	0	0	2	0	0	0	7	0	0	0	0	0	0	0	0	0
Slaughter Beach	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
South Bethany	0	0	27	0	0	0	67	0	0	0	13	0	0	0	13	0
County Balance	0	5	371	1	94	24	712	16	54	9	88	7	54	9	88	7
COUNTY TOTAL	0	6	416	2	147	26	1,055	19	66	9	179	7	66	9	179	7
STATEWIDE TOTAL	40	133	690	5	409	628	3,108	45	104	106	479	12	104	479	12	104

CHART 7: REHABILITATION HOUSING (UNITS AND COST)

$000

LOCATION	1984				1985			
	1st QTR.		TOTAL		1st QTR.		YEAR TO DATE	
	UNITS	COST	UNITS	COST	UNITS	COST	UNITS	COST
NEW CASTLE								
Bellefonte	0	0	0	0	0	0	0	0
Elsmere	0	0	7	75	0	0	0	0
New Castle	0	0	0	0	0	0	0	0
Newark	8	104	25	298	4	83	4	83
Newport	0	0	0	0	0	0	0	0
Odessa	-	-	-	-	-	-	-	-
Wilmington	139	2,003	556	10,584	59	862	59	862
County Balance	31	472	231	3,753	46	715	46	715
COUNTY TOTAL	178	2,579	829	14,710	109	1,661	109	1,661
KENT								
Camden	2	12	3	21	0	0	0	0
Dover	11	144	36	506	11	149	11	149
Harrington	0	0	4	64	0	0	0	0
Milford (K)	1	17	7	81	0	0	0	0
Smyrna	0	0	0	0	7	56	7	56
County Balance	16	182	89	1,240	17	326	17	326
COUNTY TOTAL	30	355	135	1,912	35	531	35	531
SUSSEX								
Bethany	-	-	1	31	2	34	2	34
Bethel	0	0	0	0	0	0	0	0
Blades	0	0	0	0	0	0	0	0
Bridgeville	0	0	1	45	0	0	0	0
Dagsboro	0	0	1	23	0	0	0	0
Delmar	0	0	4	27	1	11	1	11
Dewey Beach	0	0	0	0	0	0	0	0
Fenwick Island	0	0	0	0	0	0	0	0
Georgetown	0	0	13	110	4	32	4	32
Greenwood	0	0	0	0	0	0	0	0
Henlopen Acres	0	0	0	0	0	0	0	0
Laurel	1	10	6	93	0	0	0	0
Lewes	7	110	38	998	10	173	10	173
Milford (S)	0	0	7	80	1	9	1	9
Millsboro	3	20	8	121	4	64	4	64
Milton	0	0	9	116	0	0	0	0
Ocean View	1	5	6	54	0	0	0	0
Rehoboth	15	192	47	851	7	255	7	255
Seaford	1	8	6	63	2	15	2	15
Selbyville	0	0	0	0	0	0	0	0
Slaughter Beach	-	-	-	-	-	-	-	-
South Bethany	3	36	12	124	6	77	6	77
County Balance	0	0	12	126	5	606	5	606
COUNTY TOTAL	31	381	175	2,957	42	1,276	42	1,276
STATEWIDE	239	3,315	1,139	19,589	186	3,468	186	3,468

CHART 8: RESIDENTIAL DEMOLITIONS

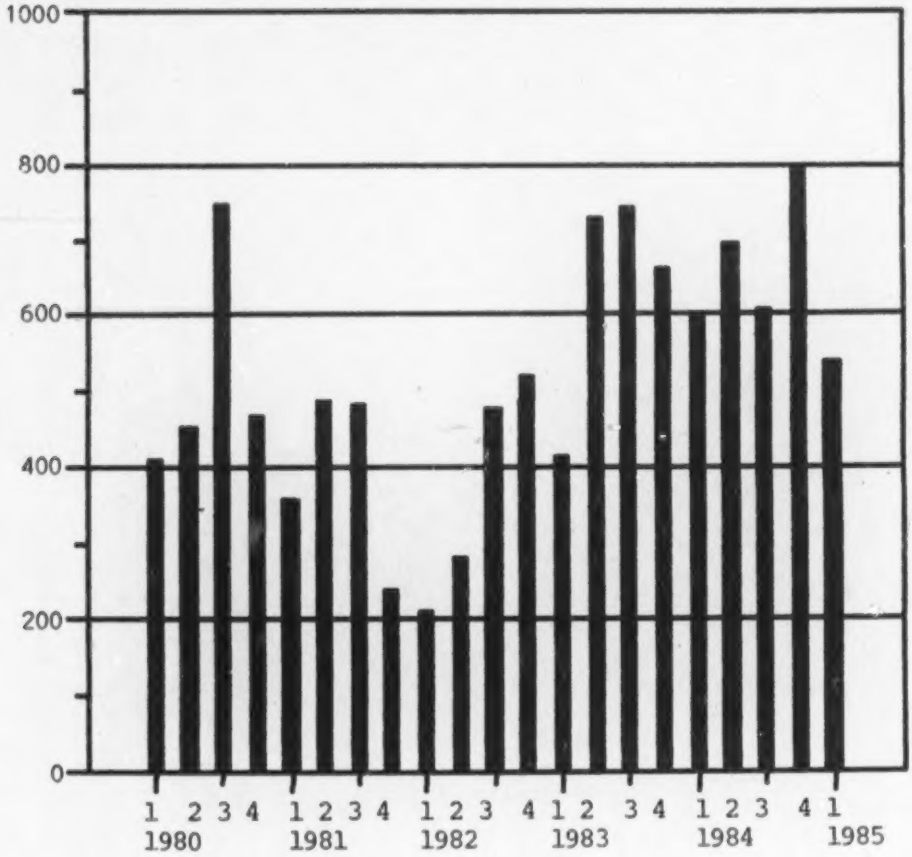
LOCATION	NUMBER OF UNITS DEMOLISHED			
	1984		1985	
	1st QTR.	TOTAL	1st QTR.	TO DATE
NEW CASTLE				
Bellefonte	0	0	0	0
Elsmere	0	0	0	0
New Castle	0	0	0	0
Newark	2	10	1	1
Newport	0	0	0	0
Odessa	-	0	-	-
Wilmington	5	51	16	16
County Balance	17	27	2	2
COUNTY TOTAL	24	88	19	19
KENT				
Camden	1	1	0	0
Dover	0	0	0	0
Harrington	0	1	0	0
Milford (K)	0	0	0	0
Smyrna	2	2	3	3
County Balance	7	31	14	14
COUNTY TOTAL	10	35	17	17
SUSSEX				
Bethany	-	1	0	0
Bethel	0	0	0	0
Blades	0	0	0	0
Bridgeville	0	25	1	1
Dagsboro	0	0	0	0
Delmar	0	1	0	0
Dewey Beach	0	0	0	0
Fenwick Island	0	0	0	0
Georgetown	1	4	0	0
Greenwood	0	0	0	0
Henlopen Acres	0	0	0	0
Laurel	0	0	0	0
Lewes	2	5	0	0
Milford (S)	0	0	1	1
Millsboro	0	0	0	0
Milton	0	0	0	0
Ocean View	0	0	0	0
Rehoboth	0	2	0	0
Seaford	0	1	0	0
Selbyville	0	0	1	1
Slaughter Beach	-	-	-	-
South Bethany	0	0	0	0
County Balance	0	0	0	0
COUNTY TOTAL	3	39	3	3
STATEWIDE	37	162	39	39

APPENDIX B

GRAPHS OF SINGLE FAMILY
HOUSING PRODUCTION
1980 - 1985
(BY QUARTER)

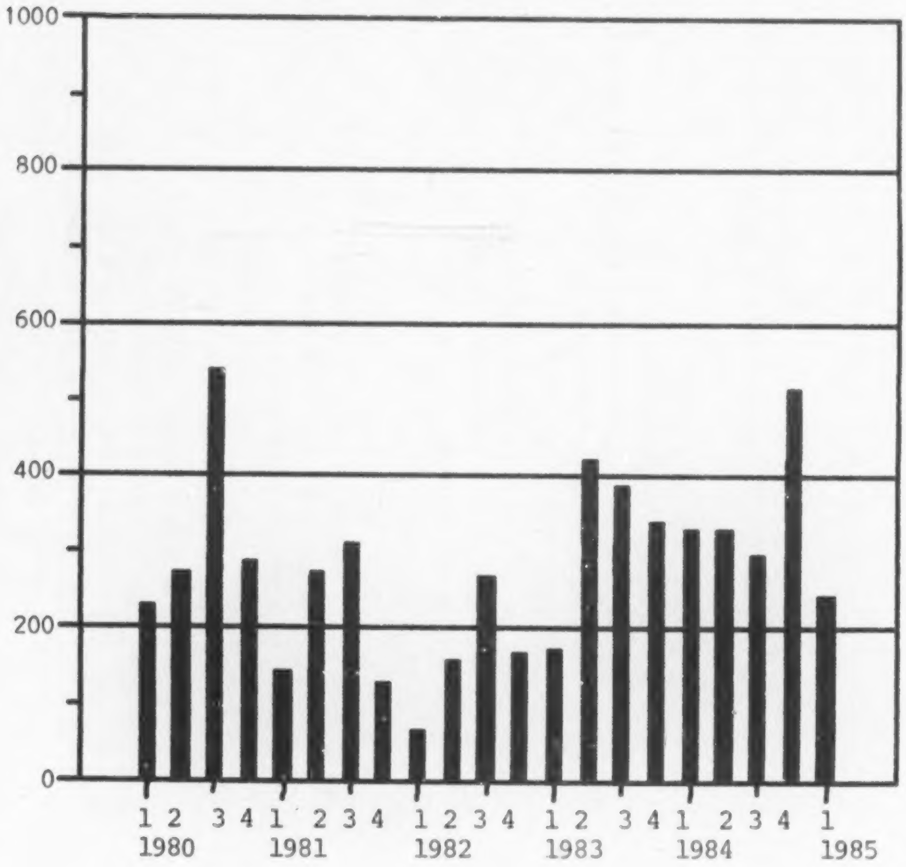
SINGLE FAMILY HOUSING PRODUCTION

STATEWIDE BY QUARTER



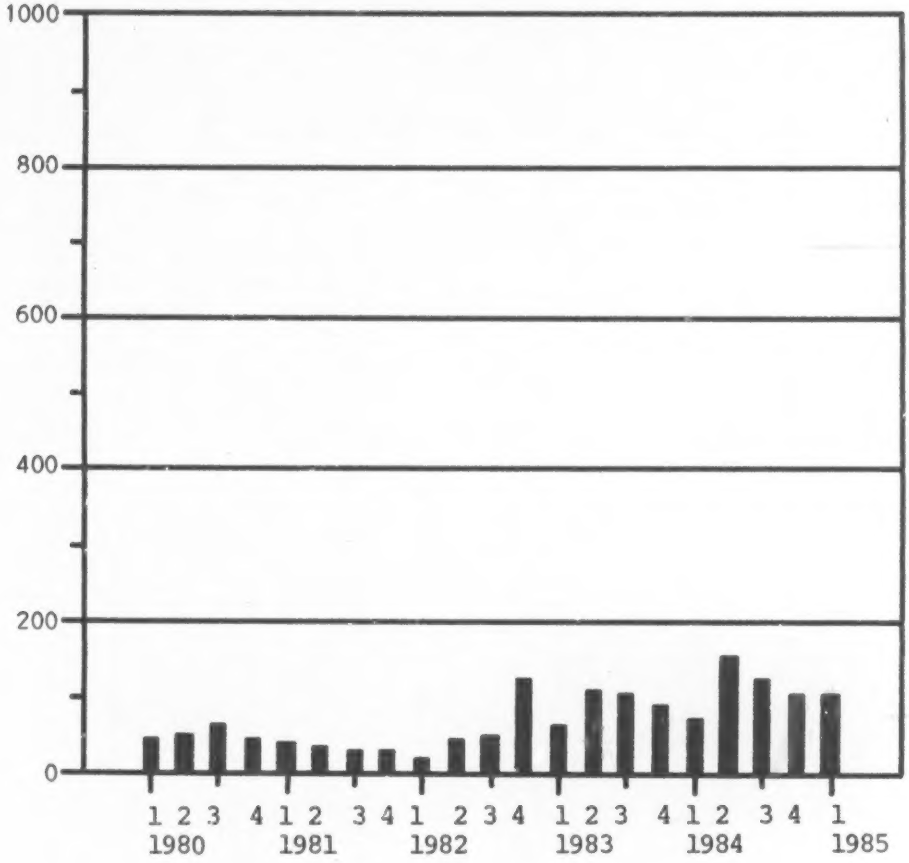
SINGLE FAMILY HOUSING PRODUCTION

NEW CASTLE COUNTY BY QUARTER



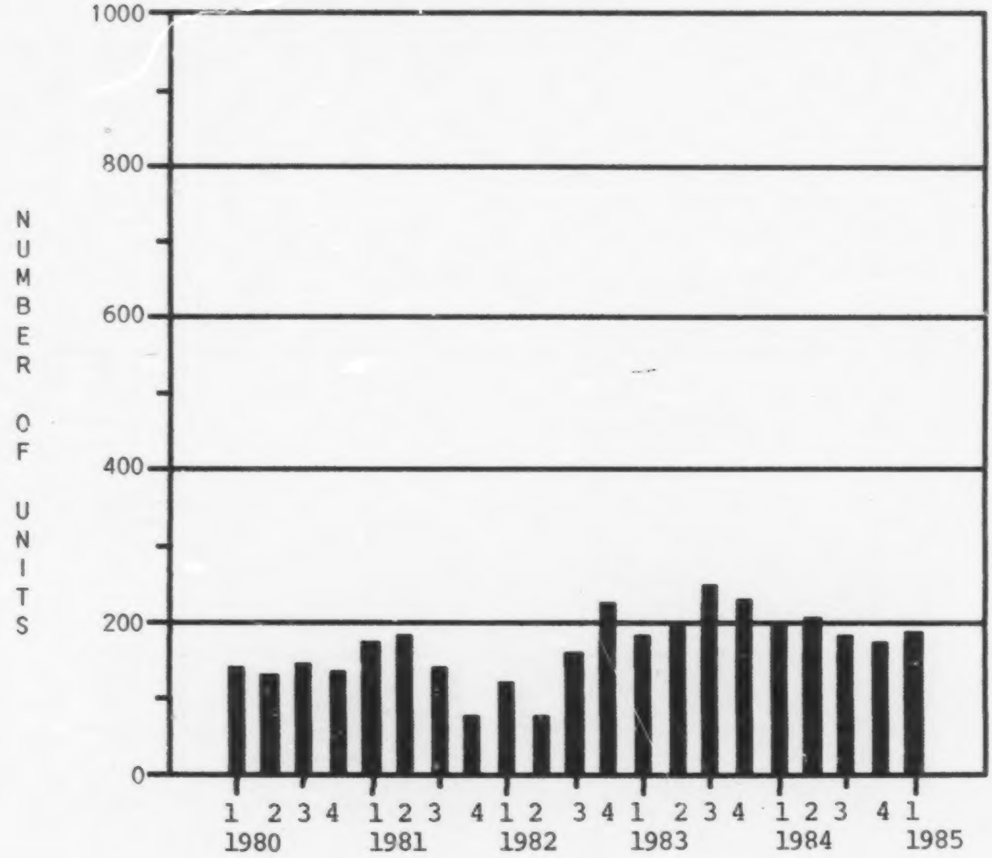
SINGLE FAMILY HOUSING PRODUCTION

KENT COUNTY BY QUARTER



SINGLE FAMILY HOUSING PRODUCTION

SUSSEX COUNTY BY QUARTER



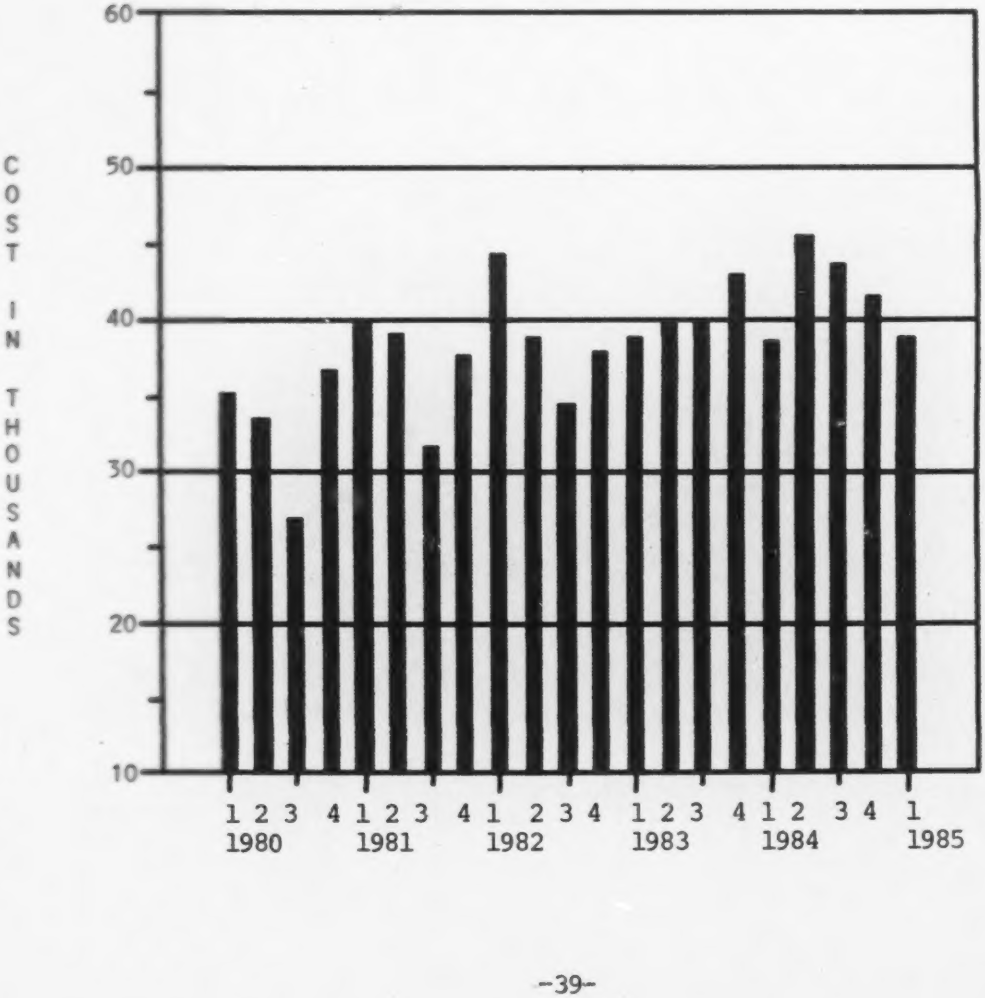
APPENDIX C

AVERAGE BUILDERS' COST OF A SINGLE FAMILY HOME

(BY QUARTER)

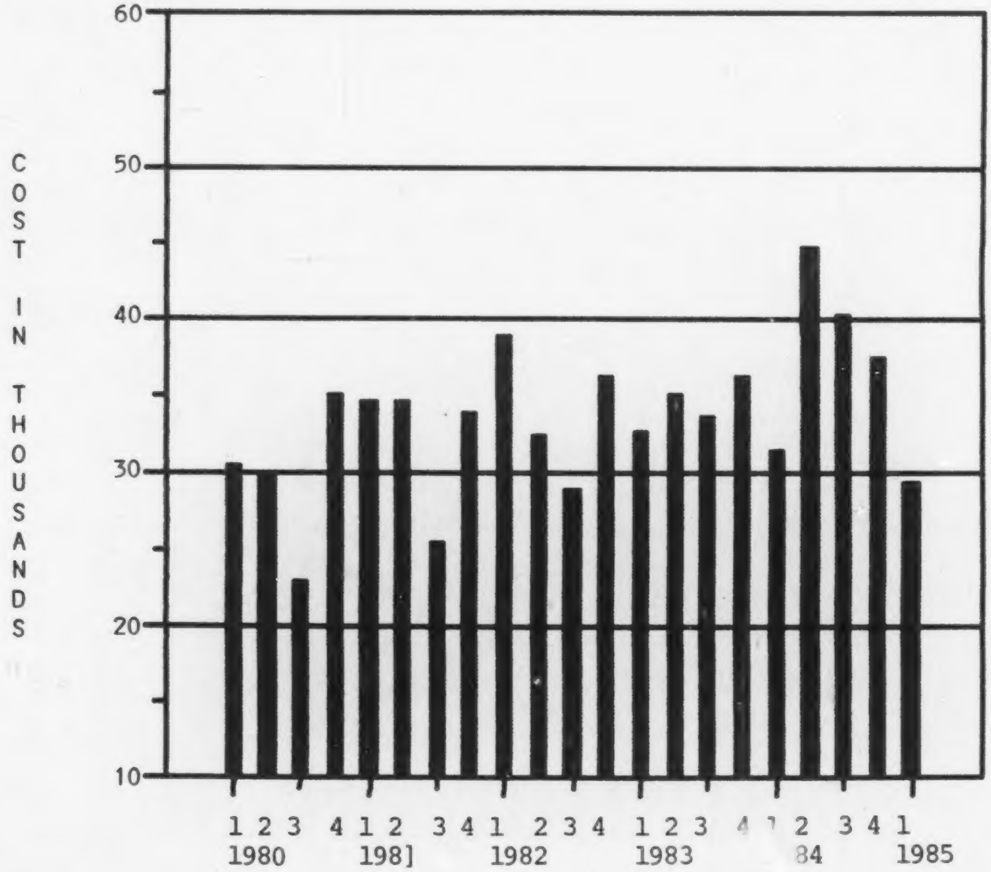
AVERAGE BUILDERS' COST FOR A SINGLE FAMILY HOME

STATEWIDE BY QUARTER



AVERAGE BUILDERS' COST FOR A SINGLE FAMILY HOME

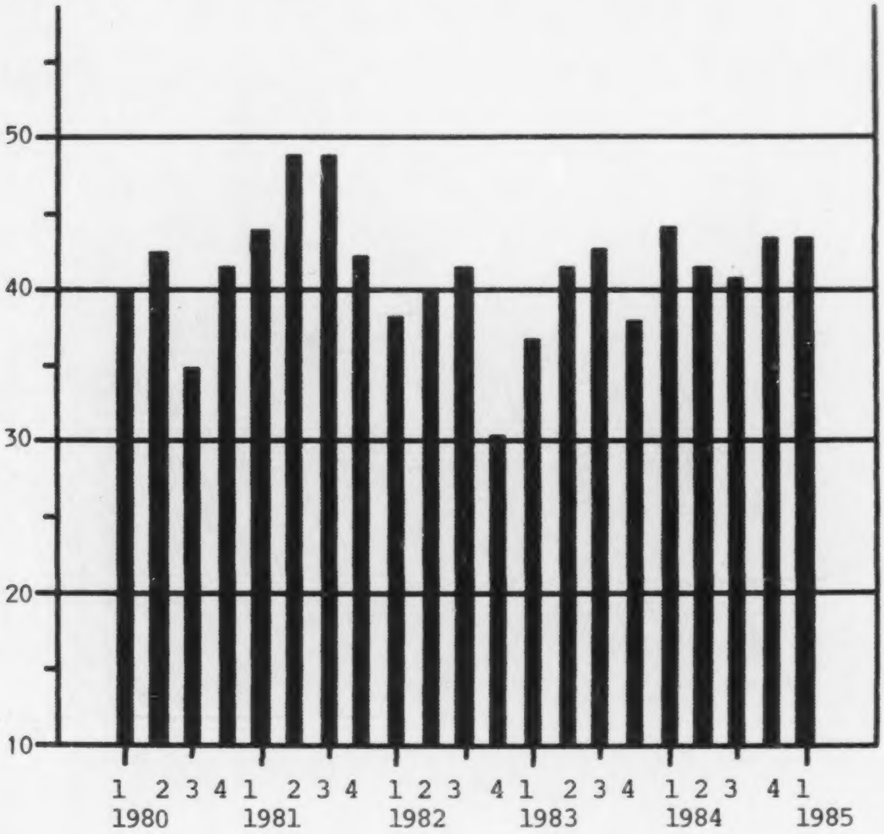
NEW CASTLE COUNTY BY QUARTER



6

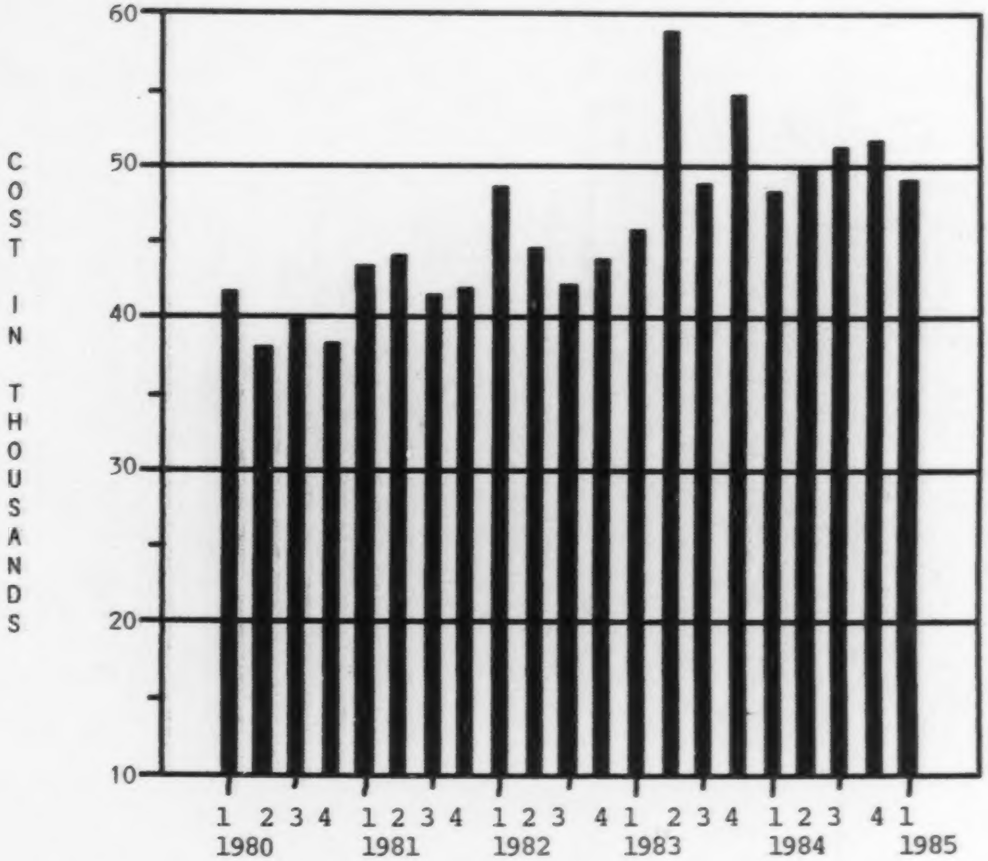
AVERAGE BUILDERS' COST FOR A SINGLE FAMILY HOME

KENT COUNTY BY QUARTER



AVERAGE BUILDERS' COST FOR A SINGLE FAMILY HOME

SUSSEX COUNTY BY QUARTER



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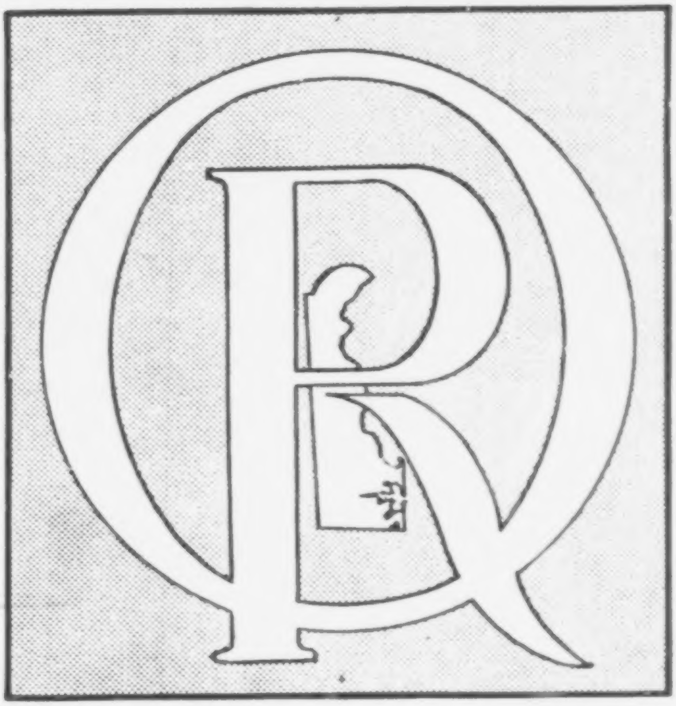
SECOND QUARTER, 1985

QUARTERLY REVIEW



HOUSING PRODUCTION IN DELAWARE

STATE OF DELAWARE
DEPARTMENT OF COMMUNITY AFFAIRS
DIVISION OF HOUSING AND COMMUNITY DEVELOPMENT
AND
DELAWARE STATE HOUSING AUTHORITY

The cooperation of local building permit offices in supplying data for this report is gratefully acknowledged.

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QUARTERLY REVIEW
OF
HOUSING PRODUCTION
IN
DELAWARE
SECOND QUARTER, 1985

BY

Gail Brown Light and
Judith D. Ventura
Research and Information Section
Division of Housing and
Community Development
18 The Green
Dover, Delaware 19901

August, 1985

FOREWORD

Housing production in Delaware made expected seasonal gains in the 1985 second quarter and posted a 1,546-unit total that put year-to-date figures for 1985 slightly ahead of 1984 for the first six months.

Single-family construction predominated with 971 units, followed by mobile home sales totaling 381, and multi-family building amounting to 194 units.

New Castle County led in the single-family category with 591; Kent County in mobile home sales with 263; and Sussex County in multi-family units with 111.

Robert S. Moyer
ROBERT S. MOYER
State Director of Housing

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INTRODUCTION

This report presents housing activity in Delaware for the second quarter of 1985. Included are data on the number of new housing units authorized by building permit, construction costs, the number of mobile homes sold, details on unit composition as well as data on rehabilitated housing units and residential demolitions.

Information herein relates only to new housing units intended for occupancy on a housekeeping basis. The figures are actual totals accumulated from authorized building permits recorded by various jurisdictions and compiled by the Division of Housing and Community Development. Excluded from the data are hotels, motels and other group residential structures, as well as seasonal units. However, to keep track of total housing construction in Delaware, the Division is now counting new housing units initially intended as a second home but which are being constructed for eventual conversion to a year-round retirement home. During the second quarter of 1985, 89 additional units began construction which are presently classified as seasonal housing structures. There is no profile data on these type units in the Quarterly Review.

Although the data relates to permit issuance rather than actual housing starts, permits are prompt, accurate indicators of construction activity. The United States Bureau of Census states that approximately 98-99 percent of all authorized construction is eventually undertaken. So, for simplification, permit issuance is expressed as "starts".

Building Permit Jurisdictions

New Castle and Kent County's building permit systems cover all unincorporated areas within their respective boundaries plus those areas without permit systems. Those towns and municipalities having permit laws are counted as separate entries within their counties. Therefore, Milford's data is counted in the county containing the building activity.

Sussex County includes all municipalities in its building permit system, so it is necessary to adjust the total in order to avoid double-counting.

Definitions

Housing Units - defined for the purpose of this report, a housing unit consists of a room or group of rooms intended for occupancy as separate year-round living quarters by a family, group of unrelated people living together or a person living alone.

In accordance with this definition, each apartment unit in an apartment building is counted as one housing unit. Migratory, seasonal and vacation housing have been omitted.

Single Family Unit - one family free-standing home and townhouses or row houses intended to be sold.

Multi-Family Units - a building occupied by more than one family all sharing a common area of land (i.e. condominiums, apartments and townhouses intended to be rented).

Substantial Rehabilitation - additions and alterations containing three of the following four elements constitute substantial rehabilitation: electrical, heating, plumbing or structural work. Chart 7 presents enumeration on substantial rehabilitation as taken from building permits.

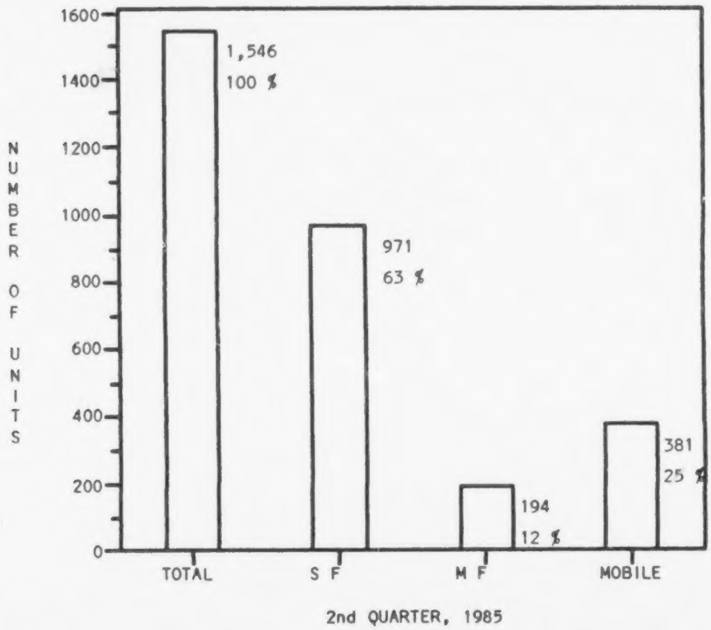
HOUSING PRODUCTION SECOND QUARTER, 1985

STATEWIDE

Delaware's housing stock received a healthy boost with the total production of 1,546 units during 1985's second quarter. This figure represents a 56% jump over production last quarter and 18% over figures recorded for the same period last year. Both single and multi-family housing starts increased by 80% and 19% respectively this quarter from last and mobile home sales rose 31% over last quarter's figures. Comparing this quarter to the same time last year, single family production increased 42% but multi-family starts decreased 6% and mobile home sales fell 9%.

Fig. 1

HOUSING PRODUCTION IN DELAWARE



More than half of the State's single family housing activity continues to occur in New Castle County, and single family housing construction increased this quarter over last in each county. More than half the number of new multi-family housing units begun this quarter are in Sussex County. Sixty-nine percent (69%) of new mobile homes titled this quarter are situated in Kent County.

Of the 971 single family units begun during April, May and June, 57 were specifically identified as manufactured homes. Sussex County recorded 15, Kent County 12, and New Castle County granted permits for 30. The majority continues to be manufactured by Nanticoke Homes of Greenwood.

COUNTY ON-SITE CONSTRUCTION

Total on-site activity this quarter in New Castle County, an even 600 units, is near double the housing starts last quarter, and is 56% above units started this time last year. Single family on-site construction more than doubled this quarter from the first quarter and is also up 58% from new housing starts counted in 1984's second quarter. Although single family residential growth is still targeted in the Rt. 40 - I-95 corridor, considerable housing starts were noted in new subdivisions scattered around the county. Multi-family housing activity in Delaware's northern county totalled 83 units, three units more than like units begun last quarter, and 25 units more than starts recorded during last year's second quarter. Alden Apartments, a new 42-unit rental development near Newark, represents most of the multi-family activity recorded this quarter.

On-site housing construction in Kent County totalled 130 units this quarter, up 12 units from first quarter, 1985 figures, but 74 units less than those started this time last year. No multi-family residential activity was recorded in Kent County this quarter. Nearly a third of the new construction, primarily detached single family units, occurred in many new housing subdivisions, northwest of the City of Dover. The balance of this quarter's activity was recorded in the unincorporated areas of Kent County.

Single and multi-family on-site housing starts in Sussex County totalled 435 units this quarter, up 67% from last quarter and 43% more than production one year ago this time. Single family starts totalled 324 units, 72% more than last quarter, and 57% more than second quarter, 1984. Multi-family starts this quarter totalled 111 units, 38 units more than last quarter and 14 units more than last year at this time. In view of the continuing construction moratoriums in several coastal towns, the major portion of single family construction is still taking place in unincoporated county areas just outside town/city limits along the shore. Scattered site condominiums dominated new multi-family unit activity in Sussex County, and all new multi-family growth this quarter took place outside incorporated town limits.

MOBILE HOME ACTIVITY

The State's Division of Motor Vehicles reports new mobile homes titled during April, May and June totalled 381, 31% better than sales recorded in the preceding three months. Statewide sales this quarter, however, are 9% down from mobile homes titled in 1984's second quarter.

Most (263) of this quarter's mobile homes were registered in Kent County and comprise over two-thirds of total housing production there this quarter. Sales are up in Kent County this quarter by 26% over the first three-month period of 1985.

New mobile homes titled in New Castle County this quarter tallied 7, the same as last quarter, and sales in Sussex County increased to 111 this period, 46% more than last quarter. Mobile home data for the past year by county and quarter is included in Housing Data Charts 1A, B and C.

CONSTRUCTION COSTS

Reported from building permits; costs of land, architectural services, engineering, financing and other professional fees are not included.

TOTAL COSTS

The 1,165 units of on-site housing construction started this quarter generated a total permit value construction cost of $61,603,268, a near $32 million increase over the $29,906,694 recorded last quarter for 701 new housing units. Statewide single family total costs for the 971 units this quarter amounted to $52,483,665. The 194 multi-family units started this quarter are permit valued at $9,119,603 in total construction costs.

Compared to housing construction dollars generated one year ago, this quarter's total on-site costs are 59% more than the $38,626,254 recorded for 1984's second quarter. Total construction costs by county and unit types for this quarter, as compared to last quarter and the comparable second quarter, 1984 are shown in Table I.

TABLE I

Single Family Production

	2nd Qtr. 1985	1st. Qtr. 1985	2nd Qtr. 1984
New Castle Co.	$18,838,976	$ 7,059,661	$14,650,470
Kent Co.	6,331,780	4,677,618	6,271,945
Sussex Co.	27,312,909	9,214,415	10,299,261

Multi-Family Production

	2nd. Qtr. 1985	1st Qtr. 1985	2nd Qtr. 1984
New Castle Co.	$ 3,567,550	$ 3,224,000	$ 2,051,950
Kent Co.	0	175,000	938,000
Sussex Co.	5,552,053	5,556,000	4,414,628

AVERAGE COSTS

Statewide average housing construction costs this quarter for both single and multi-family on-site units increased 24% to $52,878 from last quarter and rose 22% from average unit costs recorded one year ago this time. The average construction cost for a single family unit this quarter is $54,051, 39% more than costs per unit last quarter, and 19% higher per-unit than 1984's second quarter records. The statewide per-unit construction cost of a multi-family apartment this quarter is $47,008, down $7,931 from costs reported last quarter, but $11,237 greater than costs reported in the second quarter last year.

Average on-site construction costs increased in each Delaware county this quarter over last. New single family average construction costs were lowest in New Castle County this quarter at $36,439, but that figure is 25% above costs last quarter. Compared to one year ago, however, average single family construction costs there dropped this quarter by 19%. The highest cost per single family unit this quarter is $84,299 in Sussex County, up 72% from last quarter and 69% higher than comparable costs this time last year. Although the highest ever per unit cost recorded in Sussex County, it is due to construction of more luxurious homes along the east coast, and should not be considered a trend. The average cost for a new single family home in Kent County increased to $48,706, 13% more than first quarter, 1985, costs and is 15% more than per unit costs reported for the second quarter last year.

Average construction costs this quarter by housing unit type and county as comparaed to last quarter and 1984's second quarter are shown in Table II below.

TABLE II

Single Family Units

	2nd Qtr. 1985	1st Qtr. 1985	2nd Qtr. 1984
New Castle Co.	$36,439	$29,172	$44,803
Kent Co.	48,706	43,219	41,263
Sussex Co.	84,299	49,013	49,755

Multi-Family Units

	2nd Qtr. 1985	1st Qtr. 1985	2nd Qtr. 1984
New Castle Co.	$42,983	$40,300	$35,378
Kent Co.	0	17,500	18,038
Sussex Co.	50,019	76,110	45,512

UNIT PROFILE

Housing data charts 4, 5 and 6 detail statistics gathered from building permits with regard to the planned number of bedrooms, square feet of living space and the type of heat selected per unit.

Of the 1,165 new housing units for which construction started during the first quarter, 1985, almost half (48%) were for the single family home designed with three bedrooms. The four-bedroom single family home demand increased to 201 units representing 20% of total activity this quarter. A two-bedroom floor plan was the most popular for a new multi-family unit this quarter. The breakdowns of bedroom mix per unit type this quarter compared to one year earlier are shown in Table III on the following page.

TABLE III

	Single Family		Multi-Family	
# Bedrooms	1985 2nd Qtr.	1984 2nd Qtr.	1985 2nd Qtr.	1984 2nd Qtr.
1	1%	1%	9%	27%
2	17%	23%	66%	36%
3	62%	54%	24%	28%
4+	20%	22%	1%	9%

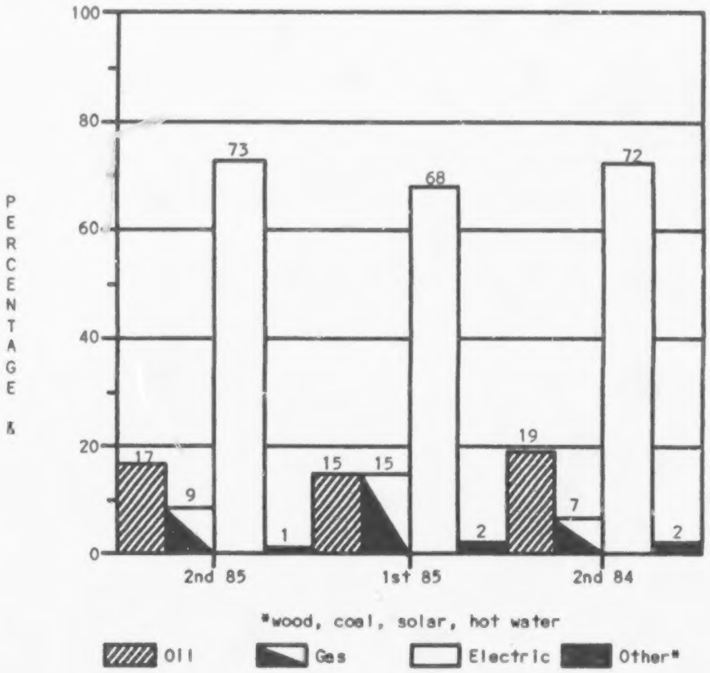
The larger-sized unit -- over 1,500 square feet -- carried the lead in per unit living space preference with 53% of the 1,165 on-site new units. Most (55%) of these units are in New Castle County. Mid-sized new housing units -- between 1,000 and 1,500 square feet -- were the most favored by Kent and Sussex countians this quarter. The smaller unit -- less than 1,000 square feet -- accounted for 11% of the total.

Electric heat (primarily via a heat pump) continued to be the most favored heat source in Delaware this quarter with 73%, a 5% increase above last quarter's figures, and just slightly above last year's 2nd quarter level. Of the 847 new homes to be heated by electric, nearly half are in New Castle County. Seventy-nine percent (79%) of oil-heated new units this quarter are in Sussex County, and more than half new units this quarter to be heated with gas are in New Castle County. Electric heat remains the dominant source of heat in each Delaware county.

The distribution of heating sources for on-site residential construction this quarter, compared to last quarter and the comparable second quarter of 1984 is shown in Figure 2 below.

Fig. 2

2nd Qtr., 1985 FUEL COMPARISON



*wood, coal, solar, hot water

In summary, the most popular new housing unit begun during April, May and June, 1985, is a three bedroom single family home containing over 1,500 square feet of living space and heated by an electric heat pump.

REHABILITATED HOUSING

Home modifications or improvements for which permits have been issued range from adding a bathroom, bedroom or family room to substantial rehabilitation of a fire-damaged unit. Alterations and additions to existing housing units in Delaware this quarter totalled 344 at a total cost of $5,402,039 averaging $15,703 per unit.

Housing renovation work this quarter is nearly double last quarter's improvements and is 18% more than recorded one year ago. The average unit costs this quarter dropped $2,940 per home, and Delawareans are spending $1,623 less per unit than average renovation/modification costs this quarter last year. The majority of home improvements this quarter continue to occur in New Castle County, primarily in the City of Wilmington.

FEDERAL ASSISTANCE

Federal assistance in the form of direct loans, subsidies, mortgage insurance or mortgage guarantees for newly constructed homes in Delaware during 1985's second quarter was extended to 39 units, 17 more than last quarter. Most of the units (28) are receiving construction loans from the U.S. Farmers Home Administration, and half of those (14) are in Sussex County. Of the remaining 11 insured loans, 7 are by the Federal Housing Administration and 4 were extended by the Veterans Administration.

NATIONAL HOUSING PICTURE

The U.S. Department of Commerce reports housing starts rose a slim 1.9% in June to a seasonally adjusted annual rate of 1,705,000 units from a revised 1,673,000 in May. Many economists had expected the current decline in mortgage rates to produce brisker gains. But so far, national housing data show that lower rates had only a modest impact on home construction. Apartment construction bounced back from depressed May levels to a 678,000-unit pace. Single family starts dropped 1.3% in June to a 1,027,000 annual pace, the lowest level since last October.

APPENDIX A

HOUSING DATA CHARTS

1 - 8

NEW CASTLE COUNTY

CHART 1-A: ON-SITE PERMITS ISSUED AND MOBILE HOME SALES

LOCATION	STRUCTURE	1984 2nd QTR	3rd QTR	4th QTR	1984 TOTAL	1985 1st QTR	2nd QTR	YEAR TO DATE
Bellefonte	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
Elsmere	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
New Castle	S-F	3	0	1	7	3	1	4
	M-F	0	0	0	0	0	10	10
Newark	S-F	15	15	24	71	3	13	16
	M-F	0	16	0	16	0	10	10
Newport	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
Odessa	S-F	-	-	-	-	-	-	-
	M-F	-	-	-	-	-	-	-
Wilmington	S-F	6	8	26	59	4	19	23
	M-F	43	15	50	108	62	0	62
New Castle Co. Balance	S-F	303	273	463	1,329	232	484	716
	M-F	15	468	218	712	18	63	81
New Castle Co. Total On-Site Activity	S-F	327	296	514	1,466	242	517	759
	M-F	58	499	268	836	80	83	163
	Total	385	795	782	2,302	322	600	922
County Mobile Home Sales		9	7	9	27	7	7	14
TOTAL COUNTY PRODUCTION		394	802	791	2,329	329	607	936

KENT COUNTY

CHART 1-B: ON-SITE PERMITS ISSUED AND MOBILE HOME SALES

LOCATION	STRUCTURE	1984 2nd QTR	3rd QTR	4th QTR	1984 TOTAL	1985 1st QTR	2nd QTR	YEAR TO DATE
Camden	S-F	0	1	0	1	1	0	1
	M-F	0	0	0	0	0	0	0
Dover	S-F	89	67	42	220	39	36	75
	M-F	0	50	0	50	0	0	0
Harrington	S-F	2	1	0	3	0	2	2
	M-F	0	0	0	0	0	0	0
Milford (K)	S-F	0	0	0	0	0	1	1
	M-F	0	5	0	5	0	0	0
Smyrna	S-F	3	4	8	21	3	11	14
	M-F	10	0	0	10	10	0	10
Kent County Balance	S-F	58	53	54	211	65	80	145
	M-F	42	48	0	120	0	0	0
Kent County Total On-Site Activity	S-F	152	126	104	456	108	130	238
	M-F	52	103	0	185	10	0	10
	Total	204	229	104	641	118	130	248
County Mobile Home Sales		278	230	264	956	208	263	471
TOTAL COUNTY PRODUCTION		482	459	368	1,597	326	393	719

SUSSEX COUNTY

CHART 1-C: ON-SITE PERMITS ISSUED AND MOBILE HOME SALES

LOCATION	STRUCTURE	1984 2nd QTR	3rd QTR	4th QTR	1984 TOTAL	1985 1st QTR	2nd QTR	YEAR TO DATE
Bethany	S-F	62	47	23	132	24	17	41
	M-F	0	0	0	0	0	0	0
Bethel	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
Blades	S-F	0	0	2	2	2	3	5
	M-F	0	0	0	0	0	0	0
Bridgeville	S-F	0	0	1	1	0	0	0
	M-F	0	0	0	0	0	0	0
Dagsboro	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
Delmar	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
Dewey Beach	S-F	0	0	5	5	0	0	0
	M-F	0	0	0	0	9	0	9
Fenwick Island	S-F	0	0	0	4	0	1	1
	M-F	0	0	0	0	0	0	0
Georgetown	S-F	2	3	3	8	17	2	19
	M-F	0	0	0	0	0	0	0
Greenwood	S-F	0	0	0	0	0	2	2
	M-F	0	0	0	0	0	0	0
Henlopen Acres	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
Laurel	S-F	0	0	5	6	1	1	2
	M-F	0	0	0	0	0	0	0
Lewes	S-F	0	4	18	24	5	5	10
	M-F	0	0	3	3	0	0	0
Milford (S)	S-F	2	1	2	8	3	3	6
	M-F	4	0	32	36	0	0	0
Millsboro	S-F	1	1	2	6	1	1	2
	M-F	0	0	0	0	0	0	0
Milton	S-F	1	0	0	1	0	2	2
	M-F	0	0	0	0	0	0	0
Ocean View	S-F	7	5	3	17	7	4	11
	M-F	0	0	0	0	0	0	0
Rehoboth	S-F	0	1	1	2	1	1	2
	M-F	0	0	0	0	17	0	17
Seaford	S-F	2	3	1	10	3	0	3
	M-F	4	40	18	62	0	0	0
Selbyville	S-F	2	1	2	7	0	3	3
	M-F	0	0	0	0	0	0	0
Slaughter Beach	S-F	-	-	-	-	-	-	-
	M-F	-	-	-	-	-	-	-
South Bethany	S-F	19	7	14	67	13	14	27
	M-F	0	0	0	0	0	0	0
Sussex County Balance	S-F	109	108	93	458	111	265	376
	M-F	89	46	24	388	47	111	158
Sussex County Total On-Site Activity	S-F	207	181	175	758	188	324	512
	M-F	97	86	77	489	73	111	184
	Total	304	267	252	1,247	261	435	696
County Mobile Home Sales		131	158	165	536	76	111	187
TOTAL COUNTY PRODUCTION		435	425	417	1,783	337	546	883
STATEWIDE HOUSING PRODUCTION	S-F	686	603	793	2,680	538	971	1,509
	M-F	207	688	345	1,510	163	194	357
	Total	893	1,291	1,138	4,190	701	1,165	1,866
	M-H	418	395	438	1,519	291	381	672
	TOTAL	1,311	1,686	1,576	5,709	992	1,546	2,538

CHART 2-A: TOTAL COST ON-SITE CONSTRUCTION
(REPORTED FROM PERMITS)
NEW CASTLE COUNTY

LOCATION	STRUCTURE	1984 2nd QTR	3rd QTR	4th QTR	1984 TOTAL	1985 1st QTR	2nd QTR	YEAR TO DATE
Bellefonte	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
Elsmere	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
New Castle	S-F	300,000	0	35,000	525,000	185,000	35,000	220,000
	M-F	0	0	0	0	0	0	0
Newark	S-F	305,000	665,357	864,389	2,326,746	190,000	522,501	712,501
	M-F	0	463,732	0	463,732	0	293,000	293,000
Newport	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
Odessa	S-F	-	-	-	-	-	-	-
	M-F	-	-	-	-	-	-	-
Wilmington	S-F	250,000	343,000	1,341,000	2,614,000	410,000	796,000	1,206,000
	M-F	1,500,000	500,000	3,000,000	5,000,000	2,814,000	0	2,814,000
New Castle Co. Balance	S-F	13,795,470	10,892,647	16,945,037	50,597,102	6,274,661	17,485,495	23,760,136
	M-F	551,950	14,471,588	5,163,400	20,901,938	410,000	2,899,550	3,309,550
New Castle Co. TOTAL	S-F	14,650,470	11,901,004	19,185,426	56,062,848	7,059,661	18,838,976	25,898,637
	M-F	2,051,950	15,435,320	8,136,400	26,365,670	3,224,000	3,567,550	6,791,550
	TOTAL	16,702,420	27,336,324	27,321,826	82,428,518	10,283,661	22,406,526	32,690,187

CHART 2-B: TOTAL COST ON-SITE CONSTRUCTION
(REPORTED FROM PERMITS)
KENT COUNTY

LOCATION	STRUCTURE	1984 2nd Qtr.	3rd Qtr.	4th Qtr.	1984 TOTAL	1985 1st Qtr.	2nd Qtr.	YEAR TO DATE
Camden	S-F	0	40,265	0	40,265	36,000	0	32,000
	M-F	0	0	0	0	0	0	0
Dover	S-F	2,815,000	2,146,000	1,413,000	7,020,600	1,302,000	1,293,200	2,595,200
	M-F	0	1,600,000	0	1,600,000	0	0	0
Harrington	S-F	74,300	35,000	0	109,300	0	59,500	59,500
	M-F	0	0	0	0	0	0	0
Milford (K)	S-F	0	0	0	0	0	36,500	36,500
	M-F	0	175,000	0	175,000	0	0	0
Smyrna	S-F	145,263	122,090	285,640	786,053	91,040	530.115	621,155
	M-F	200,00	0	0	200,000	175,000	0	175,000
Kent County Balance	S-F	2,237,382	2,780,065	2,790,897	10,182,595	0	4,412,465	4,412,465
	M-F	738,000	924,820	0	2,226,820	175,000	0	175,000
Kent County TOTAL	S-F	6,271,945	5,124,020	4,489,537	19,138,813	4,677,618	6,331,780	11,009,398
	M-F	938,000	2,699,820	0	4,201,820	175,000	0	175,000
	TOTAL	7,209,945	7.823,840	4,489,537	23,340,633	4,852,618	6,331,780	11,184,398

CHART 2-C: TOTAL COST ON-SITE CONSTRUCTION
(REPORTED FROM PERMITS)

SUSSEX COUNTY

LOCATION	STRUCTURE	1984 2nd QTR	3rd QTR	4th QTR	1984 TOTAL	1985 1st QTR	2nd QTR	YEAR TO DATE
Bethany	S-F	2,660,466	2,288,466	1,485,600	6,434,402	1,356,288	1,199,100	2,555,388
	M-F	0	0	0	0	0	0	0
Bethel	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
Blades	S-F	0	0	71,037	71,037	49,000	100,00	149,000
	M-F	0	0	0	0	0	0	0
Bridgeville	S-F	0	0	40,000	40,000	0	0	0
	M-F	0	0	0	0	0	0	0
Dagsboro	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
Delmar	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
Dewey Beach	S-F	0	0	456,000	456,500	0	0	0
	M-F	0	0	0	0	900,00	0	900,000
Fenwick Island	S-F	0	0	0	256,000	0	80,000	80,000
	M-F	0	0	0	0	0	0	0
Georgetown	S-F	91,000	108,000	287,500	486,500	469,000	73,000	542,000
	M-F	0	0	0	0	0	0	0
Greenwood	S-F	0	0	0	0	0	50,000	50,000
	M-F	0	0	0	0	0	0	0
Henlopen Acres	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
Laurel	S-F	0	0	174,100	207,700	37,000	36,000	73,000
	M-F	0	0	0	0	0	0	0
Lewes	S-F	0	209,106	1,003,150	1,292,256	218,375	325,390	543,765
	M-F	0	0	60,000	60,000	0	0	0
Milford (S)	S-F	119,800	65,000	66,000	482,025	136,400	218,750	355,150
	M-F	80,000	0	800,000	880,000	0	0	0
Millsboro	S-F	34,750	69,000	87,000	273,750	38,000	38,000	76,000
	M-F	0	0	0	0	0	0	0
Milton	S-F	30,000	0	0	30,000	0	92,000	92,000
	M-F	0	0	0	0	0	0	0
Ocean View	S-F	292,900	219,500	152,600	761,000	287,000	265,000	552,000
	M-F	0	0	0	0	0	0	0
Rehoboth	S-F	0	80,000	60,000	140,000	65,000	58,000	123,000
	M-F	0	0	0	0	1,600,090	0	1,600,000
Seaford	S-F	83,979	193,719	90,000	537,653	235,000	0	235,000
	M-F	75,000	1,262,500	500,000	1,837,500	0	0	0
Selbyville	S-F	85,000	31,000	71,800	298,200	0	152,000	152,000
	M-F	0	0	0	0	0	0	0
Slaughter Beach	S-F	-	-	-	-	-	-	-
	M-F	-	-	-	-	-	-	-
South Bethany	S-F	1,294,850	478,350	839,705	4,202,082	981,254	1,150,990	2,132,244
	M-F	0	0	0	0	0	0	0
Sussex County Balance	S-F	5,606,516	5,508,323	4,165,993	22,050,071	5,342,098	23,474,679	28,816,777
	M-F	4,259,628	2,931,750	1,516,000	18,305,738	3,056,000	5,552,053	8,608,053
Sussex County TOTAL	S-F	10,299,261	9,250,334	9,050,485	38,018,676	9,214,415	27,312,909	36,527,324
	M-F	4,414,628	4,194,250	2,876,000	21,083,238	5,556,000	5,552,053	11,108,053
	TOTAL	14,713,889	13,444,584	11,926,485	59,101,914	14,770,415	32,864,962	47,635,377
STATEWIDE	S-F	31,221,678	26,275,358	32,725,448	113,220,337	20,951,694	52,483,665	73,435,359
	M-F	7,404,578	22,329,390	11,012,400	51,623,728	8,955,000	9,119,603	18,074,603
	TOTAL	38,626,254	48,604,748	43,737,848	164,844,065	29,906,694	61,603,268	91,509,962

CHART 3-A: AVERAGE COST ON-SITE CONSTRUCTION
(REPORTED FROM PERMITS)
NEW CASTLE COUNTY

LOCATION	STRUCTURE	1984 2nd QTR	3rd QTR	4th QTR	1984 TOTAL	1985 1st QTR	2nd QTR	YEAR TO DATE
Bellefonte	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
Elsmere	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
New Castle	S-F	100,000	0	35,000	75,000	61,667	35,000	55,000
	M-F	0	0	0	0	0	37,500	37,500
Newark	S-F	20,333	44,357	36,016	32,771	63,333	40,192	44,531
	M-F	0	28,983	0	28,983	0	29,300	29,300
Newport	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
Odessa	S-F	-	-	-	-	-	-	-
	M-F	-	-	-	-	-	-	-
Wilmington	S-F	41,667	42,875	51,577	44,305	102,500	41,895	52,435
	M-F	34,884	33,333	60,000	46,296	45,387	0	45,387
New Castle Co. Balance	S-F	45,530	39,900	36,598	38,072	27,046	36,127	33,185
	M-F	36,797	30,922	23,685	29,357	22,778	46,024	40,859
New Castle Co. TOTAL	S-F	44,803	40,206	37,326	38,242	29,172	36,439	34,122
	M-F	35,378	30,933	30,360	31,538	40,300	42,983	44,389
	TOTAL	43,383	34,385	34,938	35,807	31,937	37,344	35,845

CHART 3-B: AVERAGE COST ON-SITE CONSTRUCTION
(REPORTED FROM PERMITS)
KENT COUNTY

LOCATION	STRUCTURE	1984 2nd QTR	3rd QTR	4th QTR	1984 TOTAL	1985 1st QTR	2nd QTR	YEAR TO DATE
Camden	S-F	0	40,265	0	40,265	36,000	0	36,000
	M-F	0	0	0	0	0	0	0
Dover	S-F	31,629	32,039	33,643	31,912	33,385	35,922	34,603
	M-F	0	32,000	0	32,000	0	0	0
Harrington	S-F	37,150	35,000	0	36,433	0	29,750	29,750
	M-F	0	0	0	0	0	0	0
Milford (K)	S-F	0	0	0	0	0	36,500	36,500
	M-F	0	35,000	0	35,000	0	0	0
Smyrna	S-F	48,421	30,523	35,705	37,431	30,347	48,192	44,368
	M-F	20,000	0	0	20,000	17,500	0	17,500
Kent County Balance	S-F	55,817	52,454	51,683	48,259	49,978	55,156	30,431
	M-F	17,571	19,267	0	18,557	0	0	175,00
Kent County TOTAL	S-F	41,263	40,667	43,169	41,971	43,219	48,706	46,258
	M-F	18,038	26,212	0	22,713	17,500	0	17,500
	TOTAL	35,343	34,165	43,169	36,413	41,124	48,706	45,098

Chart 3-C: AVERAGE COST ON-SITE CONSTRUCTION
(REPORTED FROM PERMITS)
SUSSEX COUNTY

LOCATION	STRUCTURE	1984 2nd QTR	3rd QTR	4th QTR	1984 TOTAL	1985 1st QTR	2nd QTR	YEAR TO DATE
Bethany	S-F	42,911	48,688	64,591	48,745	56,512	70,535	62,327
	M-F	0	0	0	0	0	0	0
Bethel	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
Blades	S-F	0	0	35,519	35,519	24,500	33,333	29,800
	M-F	0	0	0	0	0	0	0
Bridgeville	S-F	0	0	40,000	40,000	0	0	0
	M-F	0	0	0	0	0	0	0
Dagsboro	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
Delmar	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
Dewey Beach	S-F	0	0	91,200	91,200	0	0	0
	M-F	0	0	0	0	100,000	0	100,000
Fenwick Island	S-F	0	0	0	64,000	0	80,000	80,000
	M-F	0	0	0	0	0	0	0
Georgetown	S-F	45,500	36,000	95,833	60,000	27,588	36,500	28,526
	M-F	0	0	0	0	0	0	0
Greenwood	S-F	0	0	0	0	0	25,000	25,000
	M-F	0	0	0	0	0	0	0
Henlopen Acres	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
Laurel	S-F	0	0	34,820	34,617	37,000	36,000	36,500
	M-F	0	0	0	0	0	0	0
Lewes	S-F	0	52,277	55,731	53,844	43,675	65,078	54,376
	M-F	0	0	20,000	20,000	0	0	0
Milford (S)	S-F	59,900	65,000	33,000	60,253	45,467	72,917	59,192
	M-F	20,000	0	25,000	24,444	0	0	0
Millsboro	S-F	34,750	69,000	43,500	45,625	38,000	38,000	38,000
	M-F	0	0	0	0	0	0	0
Milton	S-F	30,000	0	0	30,000	0	46,000	46,000
	M-F	0	0	0	0	0	0	0
Ocean View	S-F	41,843	43,900	50,867	44,765	41,000	66,250	50,182
	M-F	0	0	0	0	0	0	0
Rehoboth	S-F	0	80,000	60,000	70,000	65,000	58,000	61,500
	M-F	0	0	0	0	94,118	0	94,118
Seaford	S-F	41,989	64,573	90,000	53,765	78,333	0	78,333
	M-F	18,750	31,000	27,778	29,637	0	0	0
Selbyville	S-F	42,500	31,000	35,900	42,600	0	50,667	50,667
	M-F	0	0	0	0	0	0	0
Slaughter Beach	S-F	-	-	-	-	-	-	-
	M-F	-	-	-	-	-	-	-
South Bethany	S-F	68,150	68,336	59,979	62,718	75,481	82,214	78,972
	M-F	0	0	0	0	0	0	0
Sussex County Balance	S-F	51,436	51,003	44,796	48,144	48,127	88,584	76,640
	M-F	47,861	63,734	63,167	47,180	65,021	50,019	54,481
Sussex County TOTAL	S-F	49,755	51,107	51,717	50,157	49,013	84,299	71,342
	M-F	45,512	48,770	37,351	43,115	76,110	50,019	60,370
	TOTAL	48,401	50,354	47,327	47,395	56,592	75,552	68,442
STATEWIDE	S-F	45,513	43,574	41,268	42,246	38,944	54,051	48,665
	M-F	35,771	32,456	31,920	34,188	54,939	47,008	50,629
	TOTAL	43,254	37,649	38,434	39,342	42,663	52,878	49,041

CHART 4A: NUMBER OF BEDROOMS IN NEW HOUSING UNITS - 1984

LOCATION	2nd QUARTER 1984								1984 TOTAL							
	1 BR		2 BR		3 BR		4 BR		1 BR		2 BR		3 BR		4 BR	
	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF
NEW CASTLE																
Bellefonte	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Elsmere	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
New Castle	0	0	0	0	3	0	0	0	0	0	0	0	7	0	0	0
Newark	0	0	3	0	12	0	0	0	0	8	10	8	54	0	7	0
Newport	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Odessa	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Wilmington	0	18	0	25	6	0	0	0	0	54	16	54	43	0	0	0
County Balance	0	0	35	15	142	0	126	0	7	240	244	443	652	29	426	0
COUNTY TOTAL	0	18	38	40	163	0	126	0	7	302	270	505	756	29	433	0
KENT																
Camden	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0
Dover	0	0	58	0	22	0	9	0	0	59	95	0	109	0	16	0
Harrington	0	0	1	0	1	0	0	0	0	0	1	0	2	0	0	0
Milford (K)	0	0	0	0	0	0	0	0	0	0	0	3	0	2	0	0
Smyrna	0	0	0	10	3	0	0	0	0	0	0	10	20	0	1	0
County Balance	1	36	11	6	43	0	3	0	3	96	39	24	146	0	23	0
COUNTY TOTAL	1	36	70	16	69	0	12	0	3	146	136	37	277	2	40	0
SUSSEX																
Bethany	0	0	12	0	42	0	8	0	0	0	19	0	88	0	25	0
Bethel	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Blades	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0
Bridgeville	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0
Dagsboro	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Delmar	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dewey Beach	0	0	0	0	0	0	0	0	0	0	0	0	1	0	4	0
Fenwick Island	0	0	0	0	0	0	0	0	0	0	0	0	4	0	0	0
Georgetown	0	0	0	0	2	0	0	0	0	0	2	0	4	0	2	0
Greenwood	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Henlopen Acres	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Laurel	0	0	0	0	0	0	0	0	0	0	0	0	6	0	0	0
Lewes	0	0	0	0	0	0	0	0	1	0	1	3	22	0	0	0
Milford (S)	0	2	0	2	2	0	0	0	0	18	0	18	6	0	2	0
Millsboro	0	0	0	0	1	0	0	0	0	0	0	0	6	0	0	0
Milton	0	0	1	0	0	0	0	0	0	0	1	0	0	0	0	0
Ocean View	0	0	0	0	7	0	0	0	0	0	0	0	17	0	0	0
Rehoboth	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1	0
Seaford	0	0	0	4	2	0	0	0	0	24	0	38	10	0	0	0
Selbyville	0	0	0	0	2	0	0	0	0	0	0	0	7	0	0	0
Slaughter Beach	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
South Bethany	0	0	0	0	17	0	2	0	0	0	11	0	44	0	12	0
County Balance		0	39	12	65	58	3	19	11	12	164	146	257	196	26	34
COUNTY TOTAL	2	2	52	18	140	58	13	19	12	54	199	205	475	196	72	34
STATEWIDE TOTAL	3	56	160	74	372	58	151	19	22	502	605	747	1,508	227	545	34

CHART 4B: NUMBER OF BEDROOMS IN NEW HOUSING UNITS - 1985

LOCATION	2nd QUARTER 1985								1985 TOTAL TO DATE							
	1 BR		2 BR		3 BR		4 BR		1 BR		2 BR		3 BR		4 BR	
	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF
NEW CASTLE																
Bellefonte	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Elsmere	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
New Castle	0	2	0	4	1	4	0	0	0	2	0	4	3	4	1	0
Newark	0	0	9	0	10	0	3	1	0	0	9	0	12	0	4	1
Newport	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Odessa	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Wilmington	0	0	4	0	15	0	0	0	0	62	4	0	19	0	0	0
County Balance	0	15	46	37	292	11	146	0	2	21	94	49	426	11	194	0
COUNTY TOTAL	0	17	59	41	318	15	149	1	2	85	107	53	460	15	199	1
KENT																
Camden	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0
Dover	0	0	16	0	13	0	7	0	0	0	20	0	40	0	15	0
Harrington	0	0	0	0	2	0	0	0	0	0	0	0	2	0	0	0
Milford (K)	0	0	0	0	1	0	0	0	0	0	0	0	1	0	0	0
Smyrna	0	0	1	0	9	0	1	0	0	0	1	10	12	0	1	0
County Balance	0	0	16	0	59	0	5	0	0	0	21	0	113	0	11	0
COUNTY TOTAL	0	0	33	0	84	0	13	0	0	0	42	10	169	0	27	0
SUSSEX																
Bethany	0	0	0	0	9	0	8	0	0	0	2	0	22	0	17	0
Bethel	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Blades	0	0	0	0	3	0	0	0	0	0	2	0	3	0	3	0
Bridgeville	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dagsboro	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Delmar	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dewey Beach	0	0	0	0	0	0	0	0	0	0	0	0	0	9	0	0
Fenwick Island	0	0	0	0	1	0	0	0	0	0	0	0	1	0	0	0
Georgetown	0	0	1	0	1	0	0	0	0	0	16	0	3	0	0	0
Greenwood	0	0	0	0	2	0	0	0	0	0	0	0	2	0	0	0
Henlopen Acres	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Laurel	0	0	0	0	1	0	0	0	0	0	0	0	2	0	0	0
Lewes	0	0	0	0	4	0	1	0	0	0	1	0	8	0	1	0
Milford (S)	0	0	0	0	3	0	0	0	0	0	0	0	6	0	0	0
Millsboro	0	0	1	0	0	0	0	0	0	0	2	0	0	0	0	0
Milton	0	0	0	0	0	0	2	0	0	0	0	0	0	0	2	0
Ocean View	0	0	2	0	1	0	1	0	0	0	2	0	8	0	0	0
Rehoboth	0	0	0	0	0	1	0	0	0	0	0	0	1	17	1	0
Seaford	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0
Selbyville	0	0	0	0	3	0	0	0	0	0	0	0	3	0	0	0
Slaughter Beach	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
South Bethany	0	0	0	0	7	0	7	0	0	0	0	0	13	0	14	0
County Balance	4	0	73	82	168	29	20	0	7	0	92	98	257	56	20	4
COUNTY TOTAL	4	0	77	82	204	29	39	0	7	0	117	98	331	82	58	4
STATEWIDE TOTAL	4	17	169	123	606	44	201	1	9	85	266	161	960	97	283	5

CHART 5 : NUMBER OF UNITS BY SQUARE FEET PER UNIT

LOCATION	2nd QUARTER 1984			1984 TOTAL			2nd QUARTER 1985			TO DATE		
	under 1000	1000-1500	over 1500	under 1000	1000 - 1500	over 1500	under 1000	1000-1500	over 1500	under 1000	1000-1500	over 1500
NEW CASTLE												
Bellefonte	0	0	0	0	0	0	0	0	0	0	0	0
Elsmere	0	0	0	0	0	0	0	0	0	0	0	0
New Castle	0	3	0	0	7	0	0	11	0	0	13	1
Newark	13	0	2	54	19	55	9	5	9	10	5	11
Newport	0	0	0	0	0	0	0	0	0	0	0	0
Odessa	-	-	-	-	-	-	-	-	-	-	-	-
Wilmington	18	30	1	33	50	84	4	0	15	4	62	19
County Balance	1	92	225	289	855	901	48	193	306	61	319	417
COUNTY TOTAL	32	125	228	376	931	995	61	209	330	75	399	448
KENT												
Camden	0	0	0	1	0	0	0	0	0	0	1	0
Dover	0	77	12	52	184	34	6	21	9	14	30	31
Harrington	0	1	1	0	2	1	0	2	0	0	2	0
Milford (K)	0	0	0	0	5	0	0	1	0	0	1	0
Smyrna	10	3	0	10	19	2	1	9	1	1	22	1
County Balance	45	36	19	100	133	98	3	46	31	9	75	61
COUNTY TOTAL	55	117	32	163	343	135	10	79	41	24	131	93
SUSSEX												
Bethany	0	58	4	0	77	55	0	1	16	0	9	32
Bethel	0	0	0	0	0	0	0	0	0	0	0	0
Blades	0	0	0	0	2	0	1	2	0	3	2	0
Bridgeville	0	0	0	0	1	0	0	0	0	0	0	0
Dagsboro	0	0	0	0	0	0	0	0	0	0	0	0
Delmar	0	0	0	0	0	0	0	0	0	0	0	0
Dewey Beach	0	0	0	0	0	5	0	0	0	0	0	9
Fenwick Island	0	0	0	0	2	2	0	0	1	0	0	1
Georgetown	0	2	0	0	5	3	0	2	0	8	11	0
Greenwood	0	0	0	0	0	0	0	2	0	0	2	0
Henlopen Acres	0	0	0	0	0	0	0	0	0	0	0	0
Laurel	0	0	0	0	6	0	0	1	0	0	2	0
Lewes	0	0	0	3	23	1	0	3	2	0	8	2
Milford (S)	4	9	2	36	3	5	9	9	3	9	2	4
Millsboro	0	0	1	0	2	4	0	1	0	0	1	1
Milton	0	1	1	0	1	0	0	2	0	0	2	0
Ocean View	0	7	0	0	16	1	0	3	1	0	10	1
Rehoboth	0	0	0	0	0	2	0	1	0	0	18	1
Seaford	4	2	0	63	7	2	0	0	0	0	2	1
Selbyville	0	1	1	1	4	2	0	1	2	0	1	0
Slaughter Beach	-	-	-	-	-	-	-	-	-	-	-	-
South Bethany	0	13	6	2	20	45	0	1	13	0	2	25
County Balance	68	40	90	125	461	260	60	174	142	95	229	210
COUNTY TOTAL	76	124	104	230	630	387	61	194	180	106	301	289
STATEWIDE TOTAL	163	366	364	769	1,904	1,517	132	482	551	205	831	830

CHART 6: HEATING FUEL IN NEW HOUSING UNITS

LOCATION	NUMBER OF NEW UNITS WITH SPECIFIED FUEL															
	2nd QUARTER 1984				1984 TOTAL				2nd QUARTER 1985				YEAR TO DATE			
	Oil	Gas	Elec.	Other	Oil	Gas	Elec.	Other	Oil	Gas	Elec.	Other	Oil	Gas	Elec.	Other
NEW CASTLE																
Bellefonte	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Elsmere	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
New Castle	0	3	0	0	0	6	1	0	0	11	0	0	3	11	0	0
Newark	1	1	13	0	5	2	80	0	1	2	20	0	1	4	21	0
Newport	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Odessa	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Wilmington	0	1	48	0	0	5	162	0	0	2	17	0	0	4	81	0
County Balance	84	15	212	7	178	489	1,364	10	24	74	445	4	44	124	624	5
COUNTY TOTAL	85	20	273	7	183	502	1,607	10	25	89	482	4	48	143	726	5
KENT																
Camden	0	0	0	0	0	0	1	0	0	0	0	0	0	0	1	0
Dover	10	21	57	1	52	85	132	1	2	12	22	0	10	42	23	0
Harrington	0	0	2	0	0	0	3	0	0	0	1	1	0	0	1	1
Milford (K)	0	0	0	0	0	0	5	0	0	0	1	0	0	0	1	0
Smyrna	0	10	3	0	0	12	19	0	0	0	11	0	0	11	13	0
County Balance	8	0	90	2	27	3	286	15	15	2	56	7	22	4	108	11
COUNTY TOTAL	18	31	152	3	79	100	446	16	17	14	91	8	32	57	147	12
SUSSEX																
Bethany	0	0	62	0	0	0	132	0	0	0	17	0	0	0	41	0
Bethel	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Blades	0	0	0	0	0	0	2	0	0	0	3	0	0	0	5	0
Bridgeville	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0
Dagsboro	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Delmar	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dewey Beach	0	0	0	0	4	0	1	0	0	0	0	0	9	0	0	0
Fenwick Island	0	0	0	0	0	0	4	0	0	0	1	0	0	0	1	0
Georgetown	0	0	1	1	0	0	6	2	0	0	2	0	0	0	19	0
Greenwood	0	0	0	0	0	0	0	0	0	0	2	0	0	0	2	0
Henlopen Acres	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Laurel	0	0	0	0	0	0	6	0	0	0	1	0	0	0	2	0
Lewes	0	0	0	0	8	0	18	1	1	0	4	0	3	0	7	0
Milford (S)	0	0	6	0	0	0	44	0	0	0	3	0	0	0	6	0
Millsboro	0	0	1	0	0	1	5	0	0	0	1	0	0	0	2	0
Milton	0	0	1	0	0	0	1	0	0	0	2	0	0	0	2	0
Ocean View	0	0	7	0	0	0	17	0	0	0	4	0	0	0	11	0
Rehoboth	0	0	0	0	0	0	2	0	0	0	1	0	1	0	18	1
Seaford	0	0	6	0	41	1	30	0	0	0	0	0	0	0	3	0
Selbyville	0	0	2	0	0	0	7	0	0	0	3	0	0	0	3	0
Slaughter Beach	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
South Bethany	-	-	19	0	0	0	67	0	0	0	14	0	0	0	27	0
County Balance	64	9	119	6	94	24	712	16	153	5	216	2	207	14	304	9
COUNTY TOTAL	64	9	224	7	147	26	1,055	19	154	5	274	2	220	14	453	9
STATEWIDE TOTAL	167	60	649	17	409	628	3,108	45	196	108	847	14	300	587	859	977

CHART 7: REHABILITATION HOUSING (UNITS AND COST-$000)

LOCATION	1984				1985			
	2nd QTR.		TOTAL		2nd QTR.		TO DATE	
	UNITS	COST	UNITS	COST	UNITS	COST	UNITS	COST
NEW CASTLE								
Bellefonte	0	0	0	0	0	0	0	0
Elsmere	3	34	7	75	3	9	3	9
New Castle	0	0	0	0	0	0	0	0
Newark	5	54	25	298	5	200	9	283
Newport	0	0	0	0	0	0	0	0
Odessa	-	-	-	-	-	-	-	-
Wilmington	135	2,363	556	10,584	167	2,670	226	984
County Balance	65	1,132	231	3,753	63	858	109	1,573
COUNTY TOTAL	208	3,593	829	14,710	238	3,738	347	5,399
KENT								
Camden	1	9	3	21	0	0	0	0
Dover	9	167	36	506	4	33	15	182
Harrington	4	64	4	64	0	0	0	0
Milford (K)	0	0	7	81	1	14	1	14
Smyrna	0	0	0	0	0	0	7	56
County Balance	24	389	89	1,240	21	350	38	676
COUNTY TOTAL	34	629	135	1,912	26	397	61	928
SUSSEX								
Bethany	0	0	1	31	0	0	2	34
Bethel	0	0	0	0	0	0	0	0
Blades	0	0	0	0	0	0	0	0
Bridgeville	1	45	1	45	0	0	0	0
Dagsboro	0	0	1	23	0	0	0	0
Delmar	3	20	4	27	3	27	4	38
Dewey Beach	0	0	0	0	0	0	0	0
Fenwick Island	0	0	0	0	0	0	0	0
Georgetown	4	40	13	110	4	27	8	59
Greenwood	0	0	0	0	0	0	0	0
Henlopen Acres	0	0	0	0	0	0	0	0
Laurel	1	10	6	93	0	0	0	0
Lewes	7	184	38	998	10	386	20	559
Milford (S)	2	27	7	80	0	0	1	9
Millsboro	3	45	8	121	11	68	15	132
Milton	3	39	9	116	1	15	1	15
Ocean View	1	20	6	54	1	6	1	6
Rehoboth	17	326	47	851	4	98	11	353
Seaford	0	0	6	63	9	104	11	119
Selbyville	0	0	0	0	0	0	0	0
Slaughter Beach	-	-	-	-	-	-	-	-
South Bethany	7	64	12	124	5	49	11	125
County Balance	0	0	12	126	32	488	37	1,094
COUNTY TOTAL	49	820	175	2,957	80	1,268	122	2,544
STATEWIDE	291	5,042	1,139	19,589	344	5,403	530	8,871

CHART 8: RESIDENTIAL DEMOLITIONS

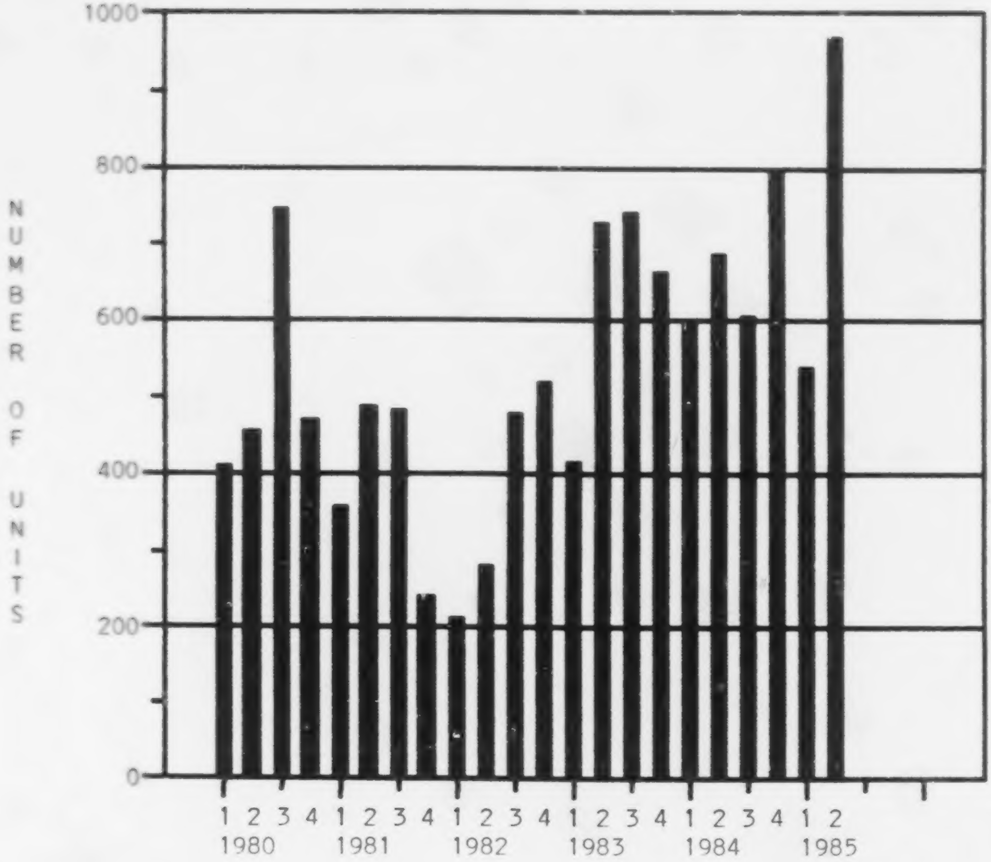
LOCATION	NUMBER OF UNITS DEMOLISHED			
	1984		1985	
	2nd QTR	TOTAL	2nd QTR	TO DATE
NEW CASTLE				
Bellefonte	0	0	0	0
Elsmere	1	0	0	0
New Castle	0	0	0	0
Newark	0	10	0	1
Newport	0	0	0	0
Odessa	0	0	-	-
Wilmington	4	51	8	24
County Balance	8	27	7	9
COUNTY TOTAL	13	88	15	34
KENT				
Camden	0	1	0	0
Dover	0	0	0	0
Harrington	3	1	0	0
Milford (K)	0	0	0	0
Smyrna	2	2	0	3
County Balance	14	31	4	18
COUNTY TOTAL	19	35	4	21
SUSSEX				
Bethany	0	1	0	0
Bethel	0	0	0	0
Blades	0	0	0	0
Bridgeville	0	25	0	1
Dagsboro	0	0	0	0
Delmar	0	1	0	0
Dewey Beach	4	0	0	0
Fenwick Island	0	0	0	0
Georgetown	0	4	3	3
Greenwood	0	0	0	0
Henlopen Acres	0	0	0	0
Laurel	1	0	0	0
Lewes	1	5	0	0
Milford (S)	0	0	0	1
Millsboro	1	0	0	0
Milton	0	0	0	0
Ocean View	0	0	0	0
Rehoboth	0	2	3	3
Seaford	2	1	0	0
Selbyville	0	0	0	1
Slaughter Beach	-	-	-	-
South Bethany	-	0	0	0
County Balance	0	0	0	0
COUNTY TOTAL	9	39	6	9
STATEWIDE	41	162	25	64

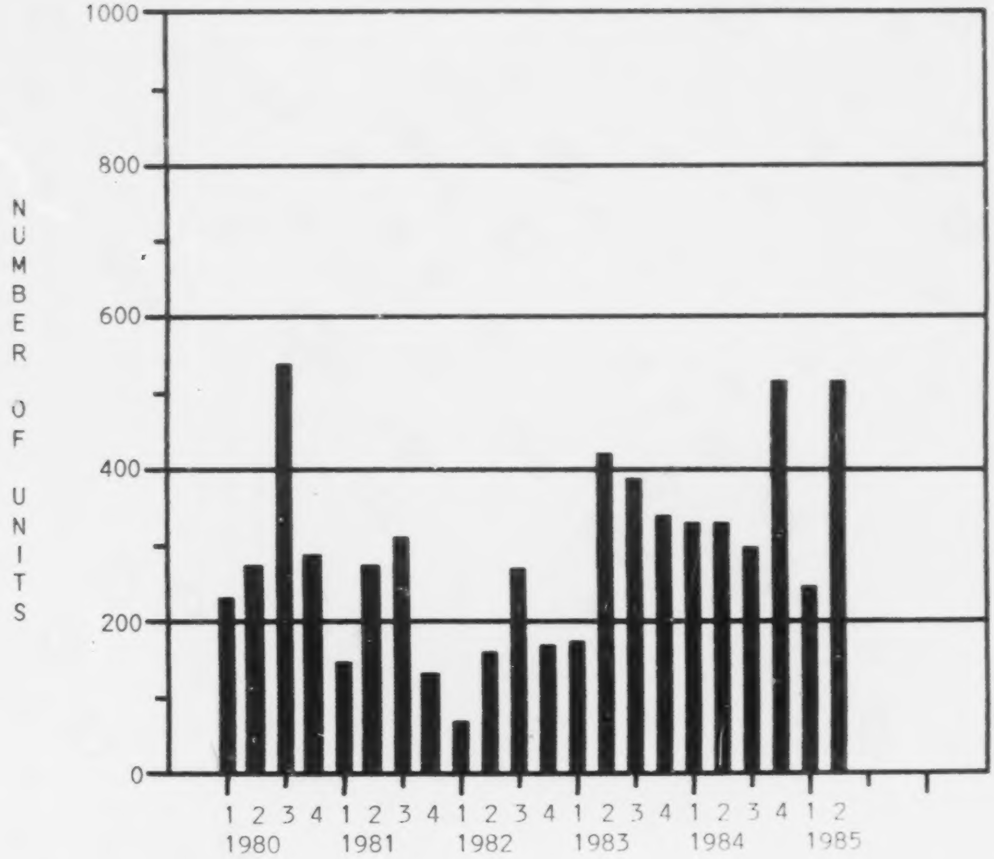
APPENDIX B

GRAPHS OF SINGLE FAMILY
HOUSING PRODUCTION
1980 - 1985
(BY QUARTER)

SINGLE FAMILY HOUSING PRODUCTION

STATEWIDE BY QUARTER



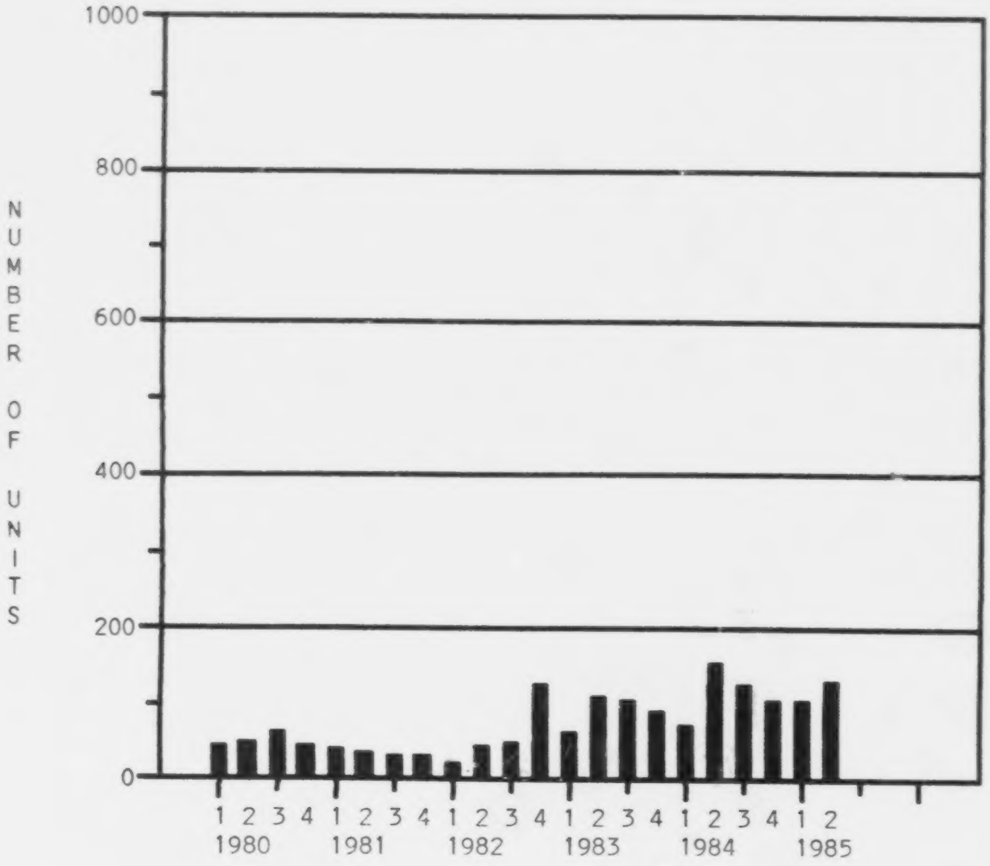


SINGLE FAMILY HOUSING PRODUCTION

NEW CASTLE COUNTY BY QUARTER

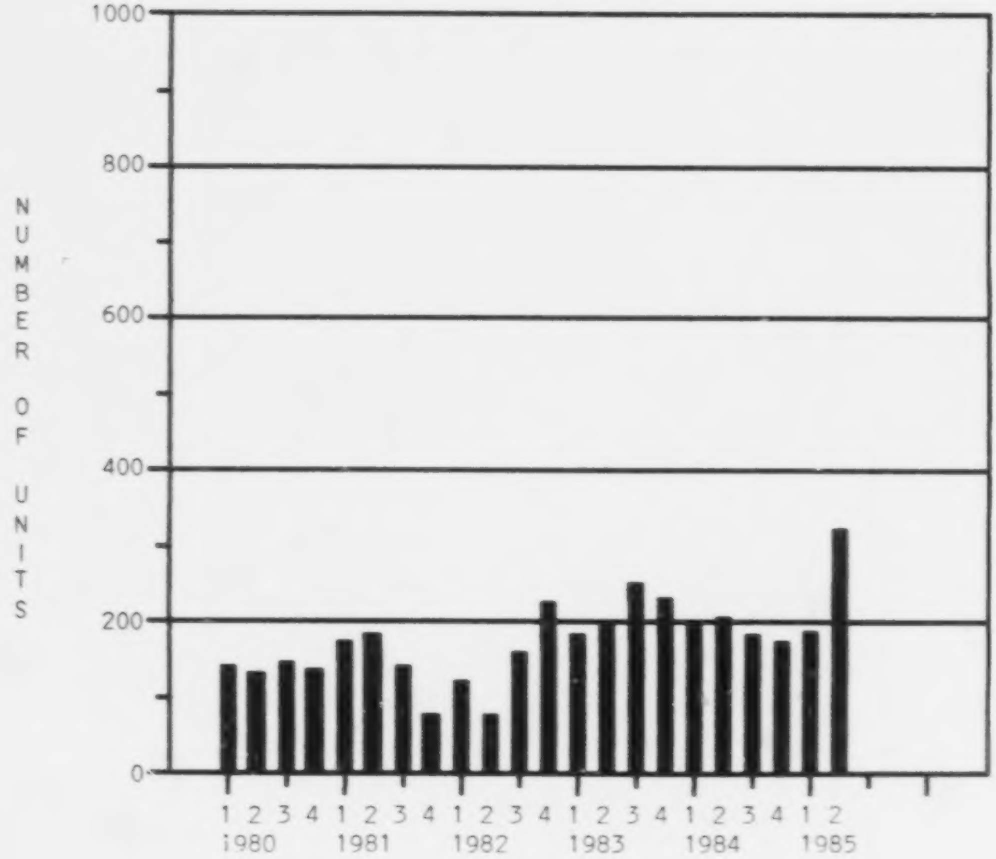
SINGLE FAMILY HOUSING PRODUCTION

KENT COUNTY BY QUARTER



SINGLE FAMILY HOUSING PRODUCTION

SUSSEX COUNTY BY QUARTER

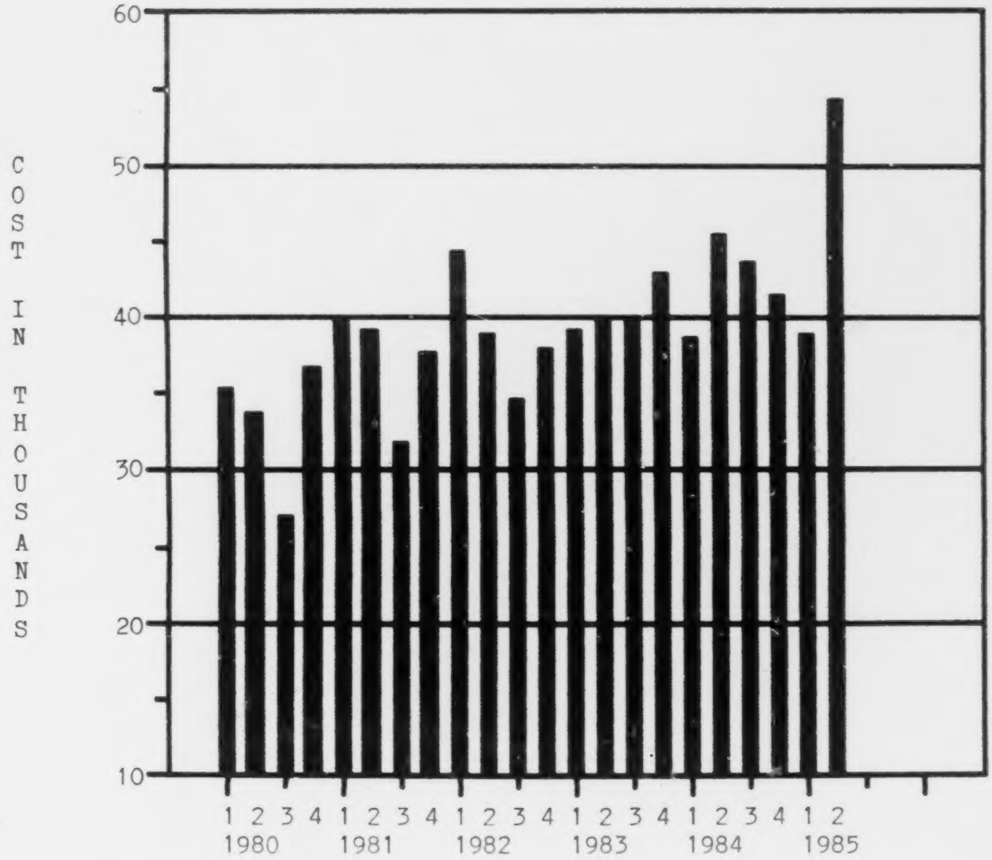


APPENDIX C

AVERAGE BUILDERS' COST
OF A SINGLE FAMILY HOME
1980 - 1985
(BY QUARTER)

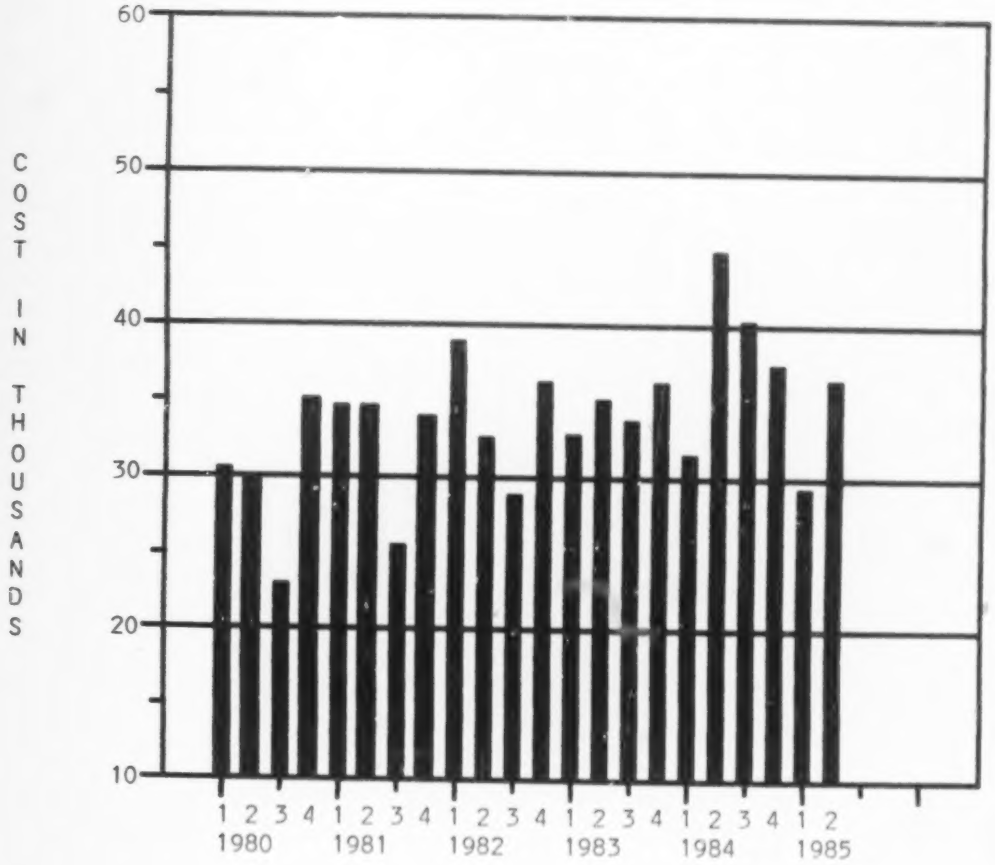
AVERAGE BUILDERS' COST FOR A SINGLE FAMILY HOME

STATEWIDE BY QUARTER



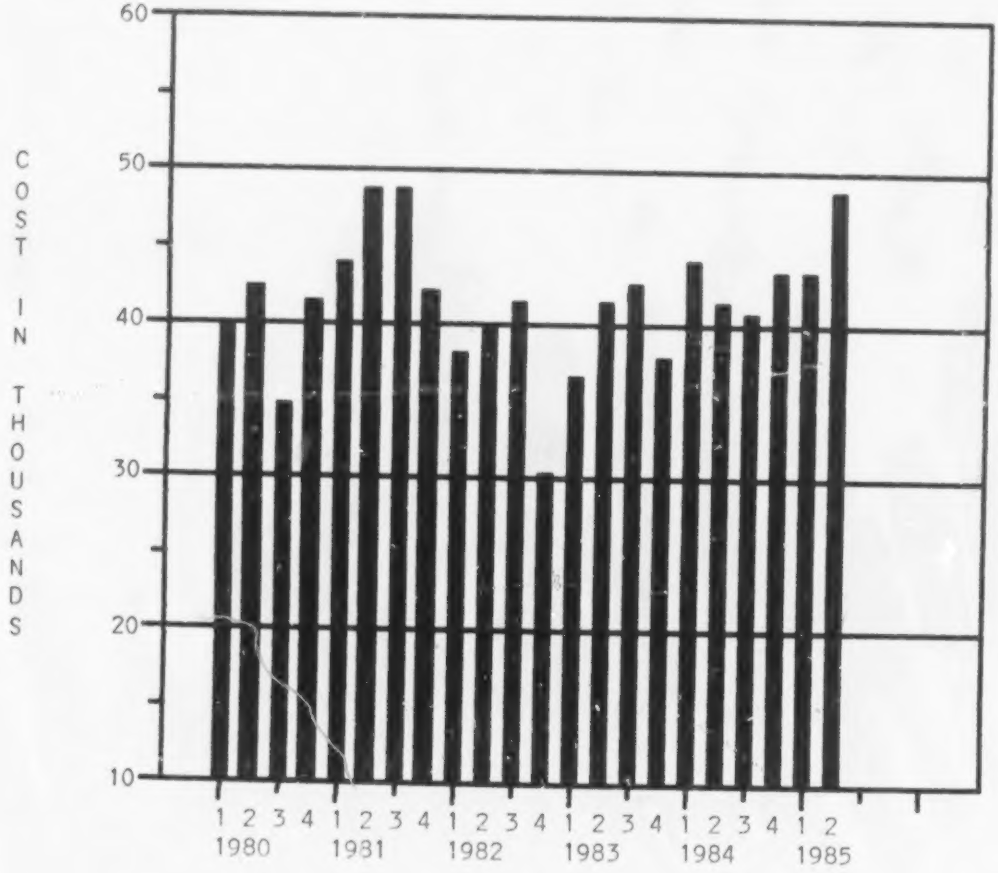
AVERAGE BUILDERS' COST FOR A SINGLE FAMILY HOME

NEW CASTLE COUNTY BY QUARTER

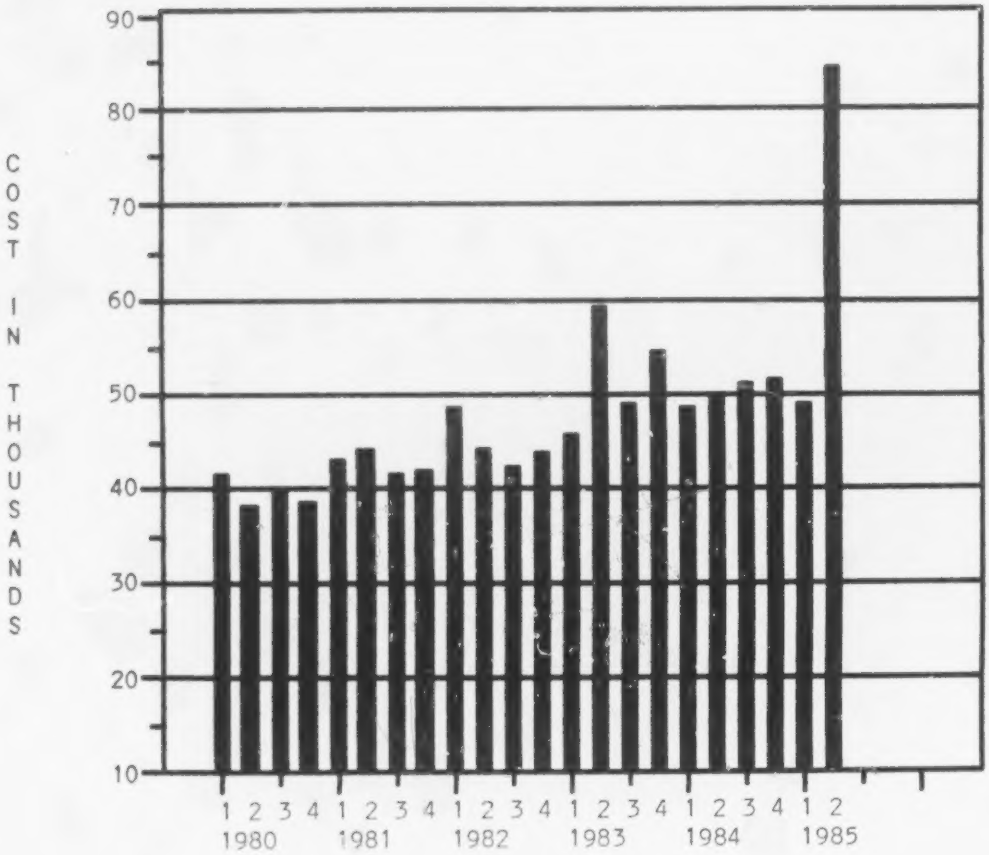


AVERAGE BUILDERS' COST FOR A SINGLE FAMILY HOME

KENT COUNTY BY QUARTER



AVERAGE BUILDERS' COST FOR A SINGLE FAMILY HOME

SUSSEX COUNTY BY QUARTER